

COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF MENOMONIE

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2005

INTRODUCTION

Forecasts for the next twenty years project a need for 350-550 homes in the Town of Menomonie. Large population increases in the Twin Cities are expected during this period. Because of growing housing demands in the City of Menomonie, the Twin Cities Metropolitan Area, and surrounding areas, the Town of Menomonie should expect additional development pressure. In recent years, many of our residents have noticed changes in rural living: the loss of agricultural land; the development of more homes, and increased tourism. Some welcome these changes. Others express concern about the future of rural living. Open space, abundant wildlife habitat, the family farm way of life, and strong and congenial neighborly relations are all part of the rural atmosphere that many value.

In the fall of 1999 The Town sent a Citizen Opinion Survey to discover how residents felt about these issues. The results of this survey (page 55) were tabulated and discussed at a Town Meeting, which established four committees (composed of volunteers from the Town), to formulate basic planning objectives in four areas: Residential; Agricultural; Business and Industry; and Environmental and Recreation (The initial planning objectives are reproduced in the appendices.) The major concern of these groups was to preserve the rural and scenic character of the Town, while allowing for orderly growth.

Almost concurrently, Governor Thompson signed the 1999 Wisconsin Act 9 Bill, known as the "Smart Growth Law." This law provides the framework for developing comprehensive land use plans and for assisting towns in making informed land use decisions. Land use planning, or the lack of it, is a problem faced by towns all over the state.

This legislation encourages Town residents to examine their community in order to understand its future needs and wishes. The legislation also provides for incentives in the form of Grants to towns to begin to work on these plans. Appointed by the Town Board, a Land Use Planning Committee worked from August 2000 to April 2001 to draft a comprehensive land use plan. The plan consists of nine elements:

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A document titled "Contents of a Local Comprehensive Plan: A Checklist" will be found in the appendices.

The land use plan is organized into sections corresponding to each of these nine elements. Each of the nine elements will be supported by historical and demographic information in the form of objectives, policies, goals, maps, charts, and/or programs. At the end of each section there is also a list of Recommendations to the Plan Commission.

The proceedings of the Committee were reported to the Town Board and presented in *The Dunn County News*. Beginning in January 2001, residents were invited to attend open meetings of the Committee to offer their remarks and opinions. To acquaint citizens with land use issues the Town faces and to make them familiar with all of the aspects of planning they have undertaken, the Committee hosted two Open House's in May of 2001. In the spring of 2002 another extensive survey on land use issues was conducted in the Township. The results of the survey will be factored into the final Land Use Plan. In April 2002 several members of Committee were asked by the Town Board to serve on the Land Use Plan Commission, which will complete the Land Use Plan and develop appropriate ordinances. The Land Use Plan Commission will advise the Town Board on land use issues.

The Township of Menomonie is one of several in Dunn County that varies from the standard -- 36 square mile, six miles on a side -- format. It extends about three miles north, west, and south of the City of Menomonie, a population center that, although it has put some pressure on the Township, has proven itself to be cooperative and congenial. The Town is also located 25 miles west of the City of Eau Claire and just to the east of the expanding Twin Cities metropolitan area, which already includes Hudson, River Falls, and the Baldwin-Woodville region. Close proximity to rapidly expanding urban areas makes the development of a plan even more urgent.

The Town was originally settled by Paleo-Indians, a hunting and gathering society known for their well-executed spearpoints. By 4500 B.C. they were replaced by Archaic groups, which also practiced hunting and gathering. Fishing and plant foods became more important. Different spearpoints, stone axes and adzes, and plant-processing tools were developed. From 1 B.C. to 1400 A.D. the Woodland peoples supplemented hunting and gathering with the cultivation of plants. The bow and arrow was the primary weapon. By the time Europeans arrived in the area, the lower Red Cedar River had been vacated and served as a buffer between the Dakota and the Ojibwe, who often used the area for hunting purposes.

Since it was settled by Europeans, the Town has progressed from a lumbering community, to brick manufacturing, and, finally, to a broad-based agricultural and increasingly residential area.

With comprehensive planning, the people of the Township have the opportunity to create and maintain a high quality of life here. The Land Use Plan is a comprehensive one. One of the primary goals of the plan is to integrate agricultural planning with other planning activities. The Land Use Plan Commission and the Town Board must decide whether or not to protect farmers and farmland from non-farm uses. Wisconsin lost three million acres of farmland between 1978 and 1997. Each year between 1993 and 1997 over 75,000 acres of agricultural land were sold and converted to non-farm uses. From 1977 to 1998 personal income from farming plunged by 25%. Since the early 1980s the profit margins of Wisconsin farmers have dropped sharply. Increasing "urbanization" puts additional pressures, such as taxation, on farm operations. Certainly, the Land Use Plan Commission must weigh the impact of present and future agricultural operations on our natural resources. If we decide to protect farmers and farmland, we might plan to enhance farm modernization, make possible local value-added farm commodity processing, and help create new markets, perhaps in part by expanding tourism, for local agricultural products. We might establish certain implementation tools: zoning ordinances, land division and subdivision ordinances, and driveway and building permit procedures.

A. ISSUES AND OPPORTUNITIES

Community Profile

The purpose of this section is to present the existing population, housing, agricultural, and economic conditions that help define the Town of Menomonie. In addition, projections of future population and housing demands have been created. General trends in the agricultural community are also discussed. Understanding these factors is the first step in developing the land use plan for the Town of Menomonie.

Population Characteristics

Population change is the primary component in tracking a community's growth and in predicting future trends and needs. Change in population affects all aspects of a community: recreation, transportation, agriculture, housing needs, and all community services.

This section identifies population trends and projections for the Town of Menomonie.

Trends

The Town of Menomonie is the second most populous political entity in Dunn County; the first is the City of Menomonie. According to the 2000 Census, there

are 3174 people living in the Town of Menomonie. Since 1960 the population in our town has grown at about twice the rate of the population of Dunn County, and about three times as fast as that of Wisconsin as a whole. In the year 2000 the population forecast for 2020 was 4285, an increase of 35. Not surprisingly the Town of Menomonie has the highest population density of any town in the county with 76 people per square mile. Nevertheless, Dunn County's rural population decreased about 28% from 1980 to 1990. (See appendix T for tables 1, 2 and 3)

Population profiles

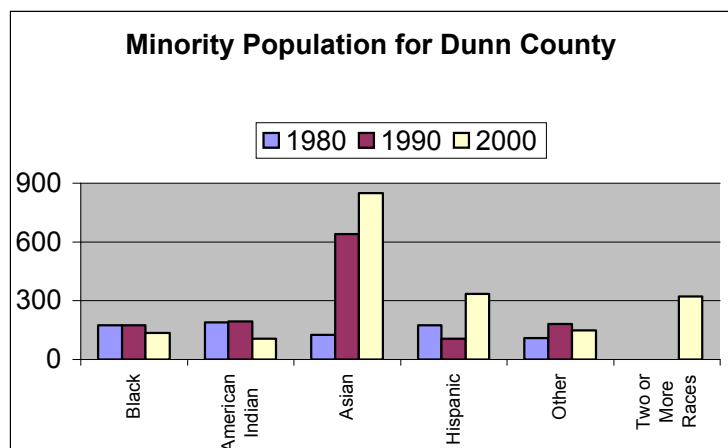
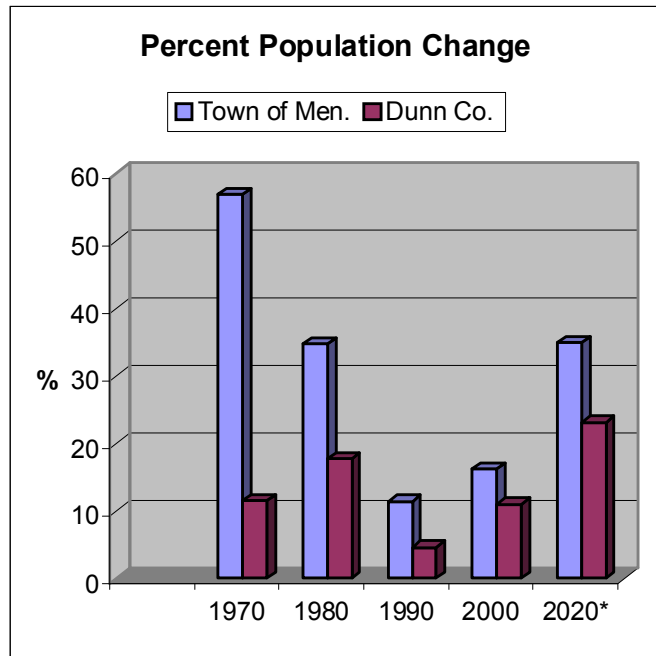
Marital

In 1990 the Town of Menomonie had 428 single, 1413 married, 126 divorced, and 59 widowed people.

Minorities (U.S.) Census, 2000)

Over the past ten years the minority population in Dunn County has increased from three to four per cent. The state has a minority population of 11%, and the nation has a minority population of 24.9%. The largest segment of the Dunn County minority population is the Asian community. It has increased 33% in the last ten years to 849. The fastest growing group in the past ten years was the Hispanic community, which has more than tripled. It should be noted that a new race category, "Two or More Races," was added to the 2000 Census. Consequently, some people may have decided to identify themselves by the new category.

See appendix T for table 4.



Age (2000 Census)

In the ten years leading up to 2000 the median ages for both Dunn County and the Town of Menomonie increased. In the Town of Menomonie, the median age climbed from 30.8 to 36 years. The Dunn County median age grew from 28.5 to 30.6 years. Moreover, the median age is expected to increase over the next twenty years. In 1990 the Town of Menomonie had 451 people 55 or older. In 2000 the Town had 590 people 55 or older, a 31% increase. People 55 or older comprise 18.6% of the population. The ages of the population have an impact on the services provided by the Township.

Summary

Assuming that there are no major changes, the data indicates that the Town of Menomonie will continue to grow at a rate faster than that of the county as a whole. The average age of the population is increasing. People 55 or older now make up 18.6% of the populace. There has been some growth in the minority population, especially people of Asian origin. There are a significant number of households headed by single/widowed/divorced people. Each of these facts will have an impact on how the land is used in the Town of Menomonie, especially for the development of more housing.

Accurately predicting population change is difficult because there are many unpredictable variables. Therefore, this information should be continually updated to reflect the directions in which the township is actually moving.

HOUSING CHARACTERISTICS

The housing characteristics of the Town of Menomonie are important elements of the land use plan. The location of housing determines the cost of many public services and facilities. In addition, housing characteristics are related to the social and economic conditions of the community's residents. The need for housing also exerts pressure to convert agricultural land to other uses.

Trends

The Town of Menomonie's housing stock has been increasing at a rate greater than that of Dunn County and most of the surrounding towns. Housing in the Town of Menomonie consists mostly of single family dwellings. In 1990 there were 668 single family units, 290 mobile homes, and only 14 units classified as 2-4 family units. In 1990 approximately 14% of the housing was rented. None of the rentals were multiple family units of five families or more. There were 774 owner occupied units and 156 renter occupied units in 1990. The median value of

owner occupied housing was \$67,800. The comparable figure for Dunn County is \$49,000 (1990.)

Households (2000 Census)

A figure closely tied to housing units is the number of households in the township. From 1990 to 2000 the number of households in the Town of Menomonie increased from 926 to 1129 (21.9%.) At this rate there will be 1677 households by the year 2020, an increase of about twenty-seven per year. During the same time the average size of a household decreased from 2.95 to 2.81, following the national trend of smaller families. Smaller households mean that more housing will be needed even if the population remains the same. These changes are a result of a combination of a number of factors; people are getting married at older ages, more divorces are occurring, more single parent households have come into being, and more elderly people are living alone.

See appendix T for table #5.

In 1990, there were 52 households headed by females, of which 8 (15.4%) were living below the poverty level. In Dunn County there were 794 Female headed households, 231 (29.1%) of which were below the poverty level. This figure should be considered when planning for expanded housing.

Low and Moderate Housing

The number of low and moderate-income households is important in projecting future housing needs. The classification "low and moderate income households" includes all households that earn an amount equal to or less than 80% of the county median income or \$38,753 in 2000. At least 35.2 percent of Dunn county households fall in this category; in the Town of Menomonie, at least 21%. Affordable housing, as defined by HUD, is housing in which essential housing costs do not exceed 30% of the household income. The costs for owner occupied housing include the principal, interest, taxes, and insurance. In the Town of Menomonie, 14.5% of owner-occupied, and 31.7% of renter-occupied housing cost the residents 30% or more of their household income. In Dunn County the comparable figures were 17.1%, and 33.2%.

Housing Units (Zoning and Sanitation Report, 2000)

The age of the housing stock is another indicator of its relative condition. During the 1940s, only 4% of the county's houses were in the Town of Menomonie. By 1990 the Town's share of the County's houses had increased to 7.3% due to the building boom in the 60s, 70s, and 80s. The Town of Menomonie had a greater rate of housing starts than Dunn County as a whole. Because more of the housing is newer, the township does not have much substandard housing.

See appendix T for table 6.

Summary

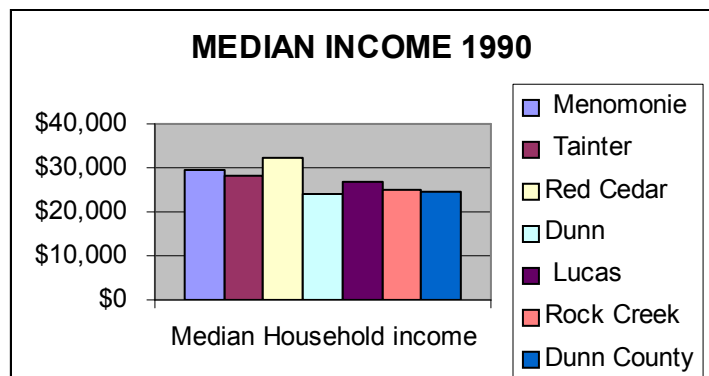
Over the past several years the Town of Menomonie's housing supply has been increasing almost 2% a year. If this trend continues, there will be 350-550 more housing units in the Town by the year 2020. Of these new units, about 15% would be mobile homes. With a median home price almost \$19,000 more than the county average, it appears that the township has adequate housing on the upper and lower ends of the spectrum of housing costs. However, there may be a shortage of mid-price and multiple family housing. Smaller household size is a contributing factor in the demand for housing. The smaller household size may also reflect more single parent families and a greater need for low to middle income housing. Indeed, the Town may need more lower cost housing, and the plan must consider the need for all types of housing. The plan also needs to address the continued expansion of housing and subsequent loss of "undeveloped" land.

ECONOMIC CHARACTERISTICS

The planning process must identify the Town of Menomonie's economic characteristics: the labor force, employment, educational levels, income, unemployment rates, and commuting patterns.

Trends

In general the Town of Menomonie reflects the employment picture for the entire county as shown in the chart below. The Town continues to lose agricultural jobs. Yet while agricultural employment has decreased, it remains a strong economic sector in Dunn County, which has a higher rate of agricultural employment than do the region and in the State. The Government Category, primarily because of the University of Wisconsin-Stout, continues to be strong. Dunn County has less employment in the areas of manufacturing, services, transportation and utilities, and finance, insurance, and real estate sectors than the region and state.



See appendix T for tables 7 and 8.

Income (Census 2000)

There are some distinct contrasts within the township, however. The median household income for the Town of Menomonie is \$43,547, about \$4,794 more than the median for the county. On the other hand, 35% of the housing in the Town of Menomonie is considered low to moderate-income housing.

See appendix T for table 9.

Low and Moderate income Housing

The number of low and moderate-income households is another measure of the relative economic status of a community. This number includes all households earning an amount equal to or less than 80% of the county median income (80% of the median of \$38,753 is \$31,002). At least 31% of Dunn county households fall in this category but only about 21% in the Town of Menomonie seem to do so.

Selected Monthly owner Costs as a Percentage of Household Income in 1999, 2000 Census

Less than 15.0 %	234	43.8%
15.0 to 19.9 %	128	24.0%
20.0 to 24.9 %	71	13.3%
25.0 to 29.9%	22	4.1%
30.0 to 34.9%	42	7.9%
35.0 % or more	35	6.6%
Not computed	2	0.4%

Gross Rent as a Percentage of Household Income in 1999, 2000 Census

Less than 15%	27	26.7%
15.0 to 19.9%	20	19.8%
20 to 24.9%	9	8.9%
25 to 29.9%	2	2.0%
30 to 34.9%	13	12.9%
35% or more	18	17.8%
Not computed	12	11.9%

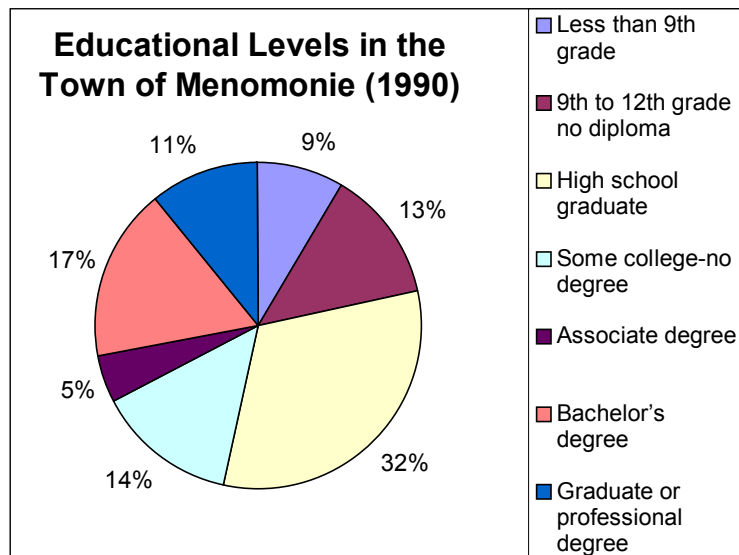
Housing Tenure

In the Town of Menomonie, 16.9% of owner occupied, and 40.6% of renter occupied housing were costing the residents 30% or more of their household income. This compares to Dunn Co.'s 14.1%, and 44.4%.

Education (U.S. Census, 1990)

In the Town of Menomonie 78% of the people have graduated from high school. About 30% of our residents have a bachelor's or higher degree.

See appendix T for table 10.



Summary

Most Town of Menomonie residents work outside the township, averaging a fourteen-minute commute. The median income for Town of Menomonie residents is about 20% higher than Dunn County's. A higher median age may partially account for the higher average income. Over one third of the housing in the Town of Menomonie is low to moderate income housing. The town's proximity to the city of Menomonie is a major factor in the economic status of the Town of Menomonie.

AGRICULTURAL CHARACTERISTICS

Agricultural activity is an important part of the Town of Menomonie's economy. It also plays an important role, directly and indirectly, in the lifestyles of our residents. The changing status of agricultural land will have a huge impact on the nature of the Town of Menomonie over the next twenty years and beyond.

Trends

The amount of farmland in Wisconsin has been decreasing for some time. The number of farms, dairy farms in particular, has been steadily decreasing. Dunn County and the Town of Menomonie follow this trend. The Town of Menomonie's increasing population has contributed to the loss of farmland. Additionally, the 14.6% increase in households for the Town of Menomonie from

1980 to 1990 further emphasizes the connection between loss of farmland and the increased demand for housing in the township.

Land Use (Town Land Use Data Book)

Over the years from 1990 to 1998, the amount of land used for farming in Dunn County decreased by 4.4% (15,100 acres). Over the same period the farm acreage in the Town of Menomonie has dropped from almost 20,000 acres to about 19,000 acres (5.2%.)

See appendix T for table 11.

Farm Numbers

From 1990 to 1999 the number of housing units in the Town of Menomonie increased by 18%. Over that period sixty-six parcels of agricultural land, totaling 3806 acres, were sold. One thousand forty-three acres of that total, about 27%, were converted to non-agricultural use. Twenty farms in the Town of Menomonie were lost. In that ten year period the number of farms decreased from 104 to 84, while the number of dairy farms declined from 49 to 39. This trend has continued since there are currently less than twenty-five dairy farms in the Town of Menomonie. (See appendix T for table 12)

Age Factor

It is important to consider the ages of the people farming. As farmers reach retirement age it is more likely that their land will be sold. In Dunn County, in 1997, more than 40% of the people farming were over 55 years of age. Only 0.9% were under twenty-five. Because the current economic conditions make it very difficult to make a living, fewer young people are farming. Thus, there is a strong possibility that more land will be taken out of farming.

Summary

Agricultural land is being converted to non-agricultural use at the rate of two per cent per year. The number of farms, dairy farms in particular, has been decreasing steadily. The increase in population, and the resulting demand for housing, is one of the main causes for this change. The large number of farmers at or near retirement age increases the probability that the loss of farmland may accelerate in the near future. If this trend continues, the Town of Menomonie will lose most of its farms over the next twenty years. The land now used for farming will be used for housing and other non-agricultural purposes. The Town of Menomonie opinion poll reveals that the large majority wants to preserve the rural atmosphere of our township.

One means of bolstering the local economy and supporting farming may be the enhancement of tourism. In conjunction with the City of Menomonie and other Townships, the Town of Menomonie could support a building that housed information about local elements of interest to tourists: sample foodstuffs; recreational areas; historical and cultural sites; aesthetic sites, etc.

GOALS

Preserve the rural nature of the town.

Create appropriate ordinances and enforcement codes.

Develop a process for joint planning with the City of Menomonie, Dunn County, and local, state, and federal government units in areas of mutual concern.

Provide a high quality of life to the citizens of the Town.

Preserve and maintain quality farmlands.

Support small and medium farm operations.

Supply adequate housing.

OBJECTIVES

Create a comprehensive land use plan for the Town of Menomonie for the next twenty years.

Create a subdivision ordinance that provides for all levels of housing, including affordable housing.

Designate suitable locations for future housing.

Seek the appointment of an Agricultural Development expert for the County.

By means of Comprehensive Land Use Plan help citizens come to the realization that to lose agricultural lands is, in large part, to lose the essence of the rural experience. When the farms go, so will the woods, the hills, the views.

Supply adequate transportation systems.

Preserve natural resources.

Encourage development that does not put undue strain on the environment and Town resources.

Encourage conservation design housing.

Establish a small library on farming for Town Hall.

Protect environmentally sensitive areas.

Protect wildlife habitat.

Promote a visual environment that makes the Town a desirable place to live, work, and visit.

Provide recreation opportunities for the citizens.

Encourage tourism.

B. HOUSING

Introduction

A core part of the planning process is the collection and analysis of information about the housing situation in the Town of Menomonie. In our needs assessment we have used knowledge of historical trends and data on current conditions to estimate the Town of Menomonie's future housing needs.

Housing Supply (Dunn County Zoning and Sanitation Report and 2000 Census)

The Town of Menomonie has approximately 1150 housing units. A January, 2001 windshield survey of 1109 units in the Town provided the following information. About 15%, either new or recently built homes, were considered to be in excellent shape. Another sixty percent, recently built or older homes with only a few flaws, were considered to be in good condition; Twenty-four percent, mostly older homes needing a few repairs, like insulation, or storm windows, were considered in fair condition, but generally quite suitable for living. Only 1%, homes needing major work, appeared to be in poor condition. Of the homes surveyed, Trailer Houses (single width Mobile Homes or Manufactured housing) comprised about 25%. There were about 190 in the Birch Terrace Mobile Home Park, another 30 or so in the Countryside Park (Fuhrman's) and the rest scattered throughout the Township. In that group of approximately 275, about 55% were good, 35% were fair, and 10% were poor.

In 1990 approximately 140 units were rented. There were fourteen duplexes and no multiple family units. Currently there are about five households in the Town of Menomonie receiving rent subsidies. There is no special needs housing in the town, although there are probably some units with facilities such as wheelchair accessibility, etc. Rent on a two or three bedroom home ranged from \$500 per month to \$800 per month.

The 1990 median value of owner occupied housing in the Town of Menomonie was \$67,800. This figure is considerably higher than the median value for housing in Dunn County, which was only \$49,000.

Summary

Most of the housing in the Town is in reasonably good condition. Nearly all of the rental units in the Town are single family units. About 25% of the units are mobile homes. The high median housing value for the township indicates that there are also many units on the upper end of the scale.

Housing Demand

Population is the most important factor in determining housing demand. According to the 2000 Census, approximately 3174 people live in the Town of Menomonie. Since 1960 the population in our town has grown at about twice the rate of the population of Dunn County. The population forecast for 2020 is 4284, an increase of 35% from the year 2000. In 1990 the Town of Menomonie had 428 single, 1413 married, 126 divorced, and 59 widowed people. The minority population in Dunn County has remained steady, at about three percent of the total. The largest minority population in the county was the Asian community. From 1980 to 2000 this segment experienced an increase of 724 persons.

From 1990 to 2000 the median age for the Town of Menomonie increased from 30.8 to 36 years. The median age is also expected to increase over the next twenty years.

Nearly 78% of the people 18 and over have a high school degree. About 30% of our population have a bachelor's or a higher degree.

Households

From 1990 to 2000 the number of households in the Town of Menomonie increased from 926 to 1129 (21.9%.) At this rate there would be 1677 households by the year 2020, an increase of about twenty seven per year. During the same time the average size of a household decreased from 2.95 to 2.81, following the national trend of smaller families.

The 1990 median household income for the Town of Menomonie is \$29,638, about \$5,200 more than the median for the county. In 1990, there were 52 households headed by Females, of which 8 (15.4%) were living below the poverty level. 29.1% of all Dunn County households dipped below the poverty level?

The Dunn County Housing Authority has programs to provide assistance to lower-income families.

The major occupations for the Town of Menomonie residents 16 and over (in 1990) were managerial and professional specialty, 377; Technical sales and administrative support, 387; Operators, fabricators, and laborers, 200; Service occupation, 155; Farming, forestry, and fishing, 128. Most people in the township commute to work and average about fifteen minutes in their commute. Historically, Dunn County has had one of the region's lowest unemployment rates, due, in part, to University of Wisconsin-Stout, a large agriculture sector, and a large number of people commuting outside the county for employment.

Summary

The Town's population is increasing faster than the populations of nearby townships. The average size of households is decreasing. These two facts indicate that the township will see continued growth. There will be continued need for all types of housing.

Housing Environment

The Town of Menomonie is currently under county zoning. The Town of Menomonie has also enacted a moratorium on housing developments until the Land Use Plan is completed. About ninety-six percent of the land is zoned A3, and approximately 62% is in agriculture. There are currently two major developments in the Town, Hawkridge and Southview Meadows. As of August 2002, 25 lots in Hawk Ridge and 13 in Southview Meadows were still available. There are about 13 lots available in four other developments. The Town also has a few other scattered parcels.

Analysis

The data indicates that the Town's population will continue to grow at a rate greater than that of the county. Additionally, there is an increasing need for housing. Currently there seems to be sufficient low-income housing. The present developments are not full so there seems to be adequate middle to high-income housing available in the short term. The Town may need between 350-550 housing units by 2020. Over that same time period many farmers will reach retirement age and may wish to sell land, possibly causing the haphazard development of land and straining the resources of the Town and the environment. If we wish to maintain the rural atmosphere in the Town of Menomonie, the township should exercise some control over residential development and housing. Green space should be required for all new developments of two or more housing units. Other objectives that help maintain the town's rural character should also be considered.

GOALS

Plan for an increase in housing demand.

Encourage development that does not put an undue strain on the town's tax base.

Promote a visual environment that makes the town a desirable place to live, work, and visit.

Improve the safety and quality of manufactured housing placements.

OBJECTIVES

Use the comprehensive plan to guide and support town decisions.
Insure that town goals and ordinances are consistent with the Dunn County zoning districts.
Plan housing and development in order to maintain the rural character of the township.
Identify and rank appropriate housing sites.
Encourage development consistent with conservation planning.

POLICIES

Suggest that all new housing, including manufactured housing, will be placed on permanent foundations and provide adequate protection against storms.
Suggest that all new land divisions creating two or more lots will have a minimum green space requirement.
Suggest that all new land divisions will require a land survey.
Suggest that all new utilities will be placed underground.
Suggest that farming alongside roadside developments be continued.
Suggest that infrastructure costs be reduced.

C. TRANSPORTATION

The major highways in the Township of Menomonie are US Interstate 94, US Highway 12 West, State Highway 29 West, and State Highway 25 North and South. 12, 29, and 25 serve both local and long-distance traffic.

No access roads to I-94 through the Township are planned.

The DOT has no plans for expanding Highway 29 west of Menomonie in the near future. Members of the Land Use Plan Commission will meet this year with the DOT to learn more about transportation issues in the Township, Dunn County, and the State.(Map 9)

The major County Trunk Highways (CTH) are CTH BB, between 12 and 25 and east of 25, CTH P southwest of the City of Menomonie, CTH D west of 25, CTH K, the north and southwest border of the Township, and CTH Y southeast of the City.

25 to BB is zoned for business. P, D, and Y are feeders to the City.

The main Township roads need to be reconstructed every twenty years on average. 390th (Rudiger Road), between 12 and 29, should become a county road; it is to be reconstructed within the next ten years. 370th (Beaver Trail Road) lies on the boundary with the Town of Dunn; it cuts across from Y to 25. 440th (Bongey Drive) runs from the southern part of the City to D. 550th (Midway Road) runs all the way to K. 620th (Heller Road) is a feeder to the City.

The township contains sixty-six miles of town roads. There are 63.55 miles of county roads and 18.1 miles of federal and state roads, including 3.7 miles of Interstate, 4.89 miles of US highway, 9.5 miles of state trunk highway. The Land Use Plan Commission must estimate whether they can meet the needs of citizens in the future.

The Township should adopt an orderly system of development for roads, including access management, driveway permits, and vision corners at intersections. Advice is available from the DOT. Bike roads should be designated. Whenever possible, county and township road shoulders should be widened to accommodate bicycle traffic. Pedestrian traffic should be provided for.

A heliport for medical evacuation purposes could be established.

Railway corridors should be protected. The Land Use Plan Commission must become aware of the potential of future passenger services. The Commission should not develop new crossings; it should use and maintain the quality of present crossings.

The Township should develop appropriate ordinances and codes. Whenever possible, dead-end roads should be avoided because they hinder the progress of emergency vehicles.

School bus traffic needs should be assessed.

Since factory farms employ extensive trucking operations that would damage township roads, we should discourage their establishment.

Developers shall provide roads in new suburbs or developments.

The State "Rustic Roads" Program will highlight the quality of our rural roads and make them attractive to both residents and tourists. Our first Rustic Road is 410th Street (Paradise Valley Road) from the City Limits to County Road D in Irvington and 420th Street to the Town of Dunn Line. 420th (River Road) from Irvington (County Road D) to 72 and 440th Avenue (Irving Creek Road) should be considered as candidates for "Rustic Roads."

Generally all moneys for road construction and general maintenance are received through Property Tax Levy, General Transportation Aids, and Shared Revenue. The Property Tax Levy is fixed each year and can be increased when the budget is established. Shared Revenue provided \$1,704 per mile of our Town roads in 2001. This will increase to \$1,825 in 2003. Because of the Kettl Commission suggestions, Shared Revenue is projected to decrease in the future. Local governments will be asked to increase their taxes for general services.

At present minor construction and resurfacing of two miles of township roads per year costs from \$100,000 to \$120,000. An additional \$100,000 to \$110,000 is expended on general maintenance (winter maintenance, seal coating, crack sealing, and shouldering). Estimated costs for projected future maintenance (employees, sanding, plowing, machinery): \$117,000 for 2001. Using a formula of a 4% increase each year until 2004, 3% until 2008, and 2% until 2010, the budget for 2010 will be \$155,681.

In 1999 the Town had \$262,829 for general road construction. In 2001 the figure decreased to \$211,015 because of expenses for machinery and the addition to the Town Hall. In 2002 the budget was \$274,875 and in 2003, \$316,877. Some of this money will be used for replacement of machinery. It is anticipated that future fair share revenues may be reduced by at least \$50,000 if the Governor's proposed budget is passed in 2003. Our road budget might be decreased sharply.

The Town will probably need \$325,000 for general road construction in 2010.

Air Transportation

Two light aircraft airports are nearby, Menomonie and Boyceville. The City of Menomonie has a Master plan for the Municipal Airport. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport.

Rail Transportation

Two rail lines, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN), cross the county.

Bicycle/Walking Trails

The Red Cedar State Trail begins at the Menomonie Depot off SH 29, runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. The trail accommodates walking, bicycling, and cross country skiing.

Special Transit Facilities

Greyhound Bus Service is no longer available in Menomonie.

DET, Disabled and Elderly Transportation, "is a private non-profit organization. DET's specialized service is available to elderly and disabled individuals throughout Dunn County who require transportation." DET coordinates volunteer drivers with passengers in rural areas. All requests for volunteer drivers require a 48 hour advance notice and appropriate authorization. Contact the Dunn County Office on Aging, 232-4006, 800 Wilson Avenue, Menomonie.

Review of Existing Transportation Plans

Translinks 21

Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the \$175 million Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

Wisconsin State Highway Plan-2020

The State Highway Plan 2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified

Midwest Regional Rail System

The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

Wisconsin Bicycle Transportation Plan-2020

The Wisconsin State Bicycle Transportation Plan - 2020 promotes bicycling between communities. The suitability of Township for bicycle traffic may be a subject of interest.

State Recreational Trails Network Plan

The State Trails Network Plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners could work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

Wisconsin State Airport System Plan-2020

The Wisconsin State Airport System Plan - 2020 seeks to preserve and improve the 100 public use airports that are part of the system.

GOALS

Supply adequate transportation systems for the Township, while making every effort to preserve natural resources and to prevent undue strain on the environment.

Construct roads, whenever possible, that accommodate bicycle traffic.

POLICIES

Developers shall provide roads in new developments.

Continue to provide normal maintenance.

D. UTILITIES AND COMMUNITY FACILITIES

Ameritech

AT &T

Baldwin Telecom, Inc. (Dunn County)

Barron Electric Coop (Dunn County)

Bloomer Telephone Co. (Dunn County)

Charter Communications

Chibardun Telephone Coop Inc. (Dunn County)

Chippewa Valley Cable, Inc. (Dunn County)

Chippewa Valley Electric Coop (Dunn County)

City of Menomonie

Clear Lake Telephone Co. (Dunn County)

DeMarce TV & Cable Corp. (Dunn County)

Downsville Sanitary District (Town of Dunn)

Dunn County Electric Coop

Eau Claire Energy Coop (Dunn County)

MC/Worldcom

Nelson Telephone Coop (Dunn County)

Nextgen
Norlight Inc
Northern Natural Gas
Phillips Plastics Corp
Polk-Burnett Electric Coop
Qwest Systems
S&K TV Systems
Sprint

St. Croix Electric Cooperative (Dunn County)
Star Satellite
Verizon North, Inc.
Viking Gas Transmission
Village of Boyceville (Dunn County)
Village of Colfax (Dunn County)
Village of Elk Mound (Dunn County)
Village of Knapp (Dunn County)
Village of Wheeler (Dunn County)
West Wisconsin Telecom Coop
Williams Pipeline
Wisconsin DOT District #6
Wisconsin Gas Co
Xcel Energy

Utilities that apply to the Town of Menomonie:

- 1). Transmission lines
- 2). Distribution lines
- 3). Gas and oil pipelines
- 4). Phone lines
- 5). Communication towers

Copies of maps of the various lines are available at the Town Hall.

If you need more knowledge of the utilities existing on your parcel, phone Digger's Hotline at 1-800-242-8511 or 1-800-542-2289.

The Town of Menomonie presently contains one major transmission line that crosses, east to west, its southern portion. Owned by Xcel Energy, this line has the capacity to carry 345 KV of electricity; it is part of the MAPP (Midwest Area Power Pool) that is designed to channel electricity across the Midwest. Connecting Canadian Hydro-electric power plants with other electric power plants in the upper midwest, the line runs from the Twin Cities east to Green Bay and then south to Milwaukee and Chicago. This line is not tapped within the Township.

There are several other transmission lines crossing the Township. A 69 KV line stretches from Red Wing northeast through the Township to Cedar Falls.

A number of three-phase distribution lines (three hot lines, one groundwire) also cross the Township. Smaller 45 KV to 69 KV lines feed distribution sub-stations. Three phase lines provide necessary ties between sub-stations throughout the county and provide a "balance" for single-phase distribution lines, which feed farms, businesses, and homes. The Town of Menomonie contains no sub-stations.

Xcel Energy and Dunn Electric have easements that give them the rights to maintain and to remove brush from the electrical rights of way. No housing or development may take place under these lines without their approval.

Present lines and areas served by Excel Energy Natural Gas (Contact Person, Martin Link, Xcel Energy Natural Gas Foreman, 232-7459):

STH 25N. to CTH BB

USH 12 W to I-94

Eagle Point Development

STH 29 W to CTH P in the City of Menomonie

5th St. South to Town of Menomonie Border

River Heights -- South of City of Menomonie

Woodland Terrace Development

West and East Birch Creek Development

Hawk Ridge Development

Bongey Drive South to South edge of Birch Creek Development

Birch Terrace (trailer court)

Dunn Energy Cooperative

DEC feeds services into the Town from four sources. The northwestern part of the Town, west of SH 25 and north of USH 12, is fed from its Knapp substation on 79, north of 12. The western portion of the Town, west of the City of Menomonie, is fed from its Lucas substation on CH P, in Lucas Township. The southern one-third of the Town is fed from its Downsview substation just east of CH Y on the eastern edge of the Town and also from its Comfort substation in Eau Galle Township to the south. DEC has no services in the portion of the Town north of the City of Menomonie and east of SH 25.

The load in the northern two-thirds of the Town consists primarily of rural residential and farm accounts. The load in the southern third of the Town also consists primarily of rural residential and farm accounts with a few small commercial accounts along the Highway 25 corridor south of the City of Menomonie.

DEC has hooked up 96 new accounts in the Town in the past eight years and now has approximately 575 accounts in the Town. This level of growth, approximately 2.5%, closely matches the level of growth occurring throughout DEC's service territory. James R. Hathaway, General Manager of DEC, sees "no

need for further extension of Dunn Energy's three-phase primary facilities in the Township. Additional growth can be served through upgrading of existing facilities. Other needs in the Township would be met through the construction of new single-phase line or upgrading of existing single-phase line (9/20/2001)."

Williams Pipeline delivers petroleum products in an underground pipeline that enters the Township in Section 12 (southern township), runs west to the Red Cedar River just north of Irvington, continues west and north to just north of County roads K and P, and exits the western portion of the Township in Section 31.

West Wisconsin TelCom

The major fiber-optic lines enter the southern portion of the Town along SH 25 and run to West Wisconsin TelCom, located at the intersection of CH Y and SH 12/29. Other lines enter the western portion of the Town and follow I-94 through the Town

The Town of Menomonie presently has four communication towers. Two towers stand in Section 12 of the southern portion of the Township. One more stands in Section 12 of the northeastern portion. An additional tower stands in Section 27 of the City of Menomonie. Other communication devices are mounted on the City of Menomonie towers. The County has adopted a tower ordinance that addresses the concerns of the Township.

The water and sewer lines extend from the City of Menomonie to the residences along and around Brewery Road just east of the Town Hall. Presently, the City of Menomonie has the capacity to provide water and sewer service (either through annexation or the construction of a sanitary district) in Woodland Terrace, Birch Creek, and the area near Midway Road, if requested by the residents. Most residents of the Town are responsible for their own water and Sewage.

The Land Use Plan Commission should be aware of alternative sources of energy. In many mid-western states farmers have made windmills a profitable method of producing energy. Solar energy panels might be used efficiently in some housing.

Solid Waste Disposal/Recycling

The Township is part of the Dunn County Solid Waste management and recycling program. Glass, metal cans, plastic, newspaper, and cardboard are sorted and recycled. Garbage is compacted and shipped to an appropriate landfill. The Dunn County Transfer Station and Recycling Center is just off Highway 29.

Recreational Facilities and Area Attractions

Several outdoor recreational activities are available in the area. These include hunting, fishing, hiking, golf, biking, cross country skiing, and snowmobiling.

A major attraction is the Red Cedar State Trail that passes through the Township. 14.5 miles long, the Trail runs along the Red Cedar River between Menomonie and Dunnville where it joins the 20-mile long Chippewa Valley Trail leading to Eau Claire.

The Devil's Punchbowl is a scientific study area open to the general public. It is managed by the West Wisconsin Land Trust.

Library Services

The Menomonie Public Library, which is located in the City of Menomonie, provides library services to the Township. The library serves the City of Menomonie, the County of Dunn, citizens from surrounding communities, and all Wisconsin residents. During 2002, registered patrons numbered 13,215 city residents and 13,798 non-city residents.

The library has 17,000 square feet of floor space devoted to reading rooms, storage stacks, meeting rooms, computer space, and administrative offices. The collection includes 43,482 books, 219 magazine and newspaper subscriptions, 2768 music compact disks and tapes, and 4399 videos and DVDs. During 2002, the library loaned 285,411 items.

The library has eleven computer stations for public use: four (4) stations devoted to the online catalog, five (5) internet stations, and four (4) word-processing stations.

The operating budget for 2002 was \$435,708, 60.7% of which came from the City and 39.3% from the County. This is equal to per capita support level from the City of \$17.55 and \$6.73 from the County. These figures are significantly lower than the costs of libraries in comparable cities of surrounding counties.

Police Protection

The Dunn County Sheriff's Department provides public safety services to the Township as part of their overall protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities.

The Department is divided into several divisions. The Patrol Division, which includes 11 patrol deputies, 3 patrol sergeants, and one patrol lieutenant, is one of the largest. This group provides field services throughout the county. While on patrol they provide security checks and enforcement of traffic and criminal law and strive to keep the peace. Each officer is provided a home-based squad car so they can be called on for backup and to handle emergencies in their area. Other divisions in the Department include:

Jail	18 jailers, 4 jail sergeants, 1 jail administrator
Investigations/ Community Services	4 officers
Support services	4 secretaries, 1 court officer
Court Security	1 deputy
Civil Process	1 deputy
Reserve Division	20-24 reserves

Fire Protection

The Menomonie Fire Department provides protection.

The Menomonie Department is staffed by 27 full-time members, plus a Chief. It operates as three crews, each made of nine (9) members. In addition, twenty paid on-call volunteers are available to the Department.

The initial response to fire calls from township areas includes two engines, two tanker trucks, and a medical unit. The department also has two brush trucks for grass and woods fires.

Emergency Medical Service

The Menomonie ambulance service has 3 ambulances and a full-time staff of 27 individuals. The staff includes 3 Emergency Medical Technician-Paramedics, 16 Emergency Medical Technician - Intermediate, and 8 individuals with a basic rating. The service is dispatched by calling the 911 emergency number with volunteers by pagers during the day and by auto ring phone at night.

The Dunn County Medical Emergency 1st Responders respond to medical emergencies including sickness, accidents, assaults, etc on a 24 hour basis. These trained and equipped responders come not only from Dunn Township but from the surrounding townships of Menomonie, Weston, Eau Galle, and Spring Brook. The service is activated by calling the 911 emergency number with responders contacted by pagers.

In addition to these services many of the deputies in the County Sheriff's Department are trained and equipped with defibrillators.

Municipal Buildings

The Town Hall, meeting center, polling place, and storage for machinery and other elements of town government. E4055 550th Avenue.

Health Care Facilities

Township residents have ready access to health care in Menomonie, with larger clinics and hospitals available in Eau Claire. Specific facilities include the Red Cedar Medical Center, the Marshfield Clinic, and the Oak Leaf Medical Network. These facilities are associated with a health network that provides extensive referral services. In addition, services are available from a number of other specialized health care providers including dental, chiropractic optometry, and alternative health care approaches.

The Red Cedar Medical Center, the largest of the facilities, provides both clinic and hospital care. Independent physicians and visiting specialists from the Mayo

Clinic provide extensive services through the clinic. The Myrtle Werth Hospital is licensed for 55 beds houses including a critical care unit and a birthing center. Emergency care is available 24-hour a day, 7-days a week basis.

Child Care Facilities

A number of licensed child care facilities are available in the area. These range from day care providers approved to offer care in their own homes to larger group centers. These facilities provide care ranging from infants to children age 12.

Five licensed group centers for up to 20 children are operating in the City of Menomonie. Twenty-two licensed in-home centers for four (4) to eight (8) children are listed with Menomonie addresses. Three certified day care providers for no more than three children are also listed in the area. In addition, seven (7) licensed or certified care facilities are listed with Elk Mound, Elmwood, or Eau Galle addresses.

Information on current child care facilities is available from the Dunn County Human Services Day Care Coordinator.

Cemeteries

Ridge Road Cemetery, section 32
Ford Cemetery, Section 32
Evergreen Cemetery, Section 24
St. John's Cemetery, Section 17

Mamre Cemetery, Section 30
Hilltop Cemetery, Section 11
Irvine Creek cemetery, Section 6

Schools

A number of educational facilities are available to residents in the Town. These range from a local elementary schools to universities within commuting distance.

The township is served by the Menomonie School District, which provides K-12 education to the residents.

The township is part of the Chippewa Valley Technical College District. The nearest campus of that institution is in Menomonie. It offers several associate degree and technical diploma programs. A variety of other programs are available on the main campus in Eau Claire or on one of the other satellite campuses of the District.

Other higher education degree programs are available from the University of Wisconsin-Stout in Menomonie, the University of Wisconsin-Eau Claire, and the University of Wisconsin-River Falls. All are within commuting distance.

GOALS

Foster good public services.

Make every effort to insure that the expansion of utilities and community facilities do not put undue strain on the environment.

Assess future needs for local governmental services that are related to such utilities and facilities.

Promote a visual environment that makes the Township a desirable place to live, work, and visit.

POLICY

Create a timetable that forecasts the need in the Township for the expansion or rehabilitation of existing utilities and facilities or the creation of new facilities and utilities.

E. AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

Here are the resources that will be discussed in this section:

Productive Agricultural Areas

Topography

Wetlands

Floodplains

Forests and Vegetation Types

Wildlife habitat

Threatened and Endangered Species

State Natural and Wildlife Area

Watersheds and Sub-watersheds

Water Features (Rivers, Streams) and Associated corridors

Environmentally Sensitive Areas/Environmental Corridors

Historic/Cultural Sites

Productive agricultural areas include those areas which are underlain by prime or unique soils that allow the land to successfully produce food, forage, fiber, oilseed, and/or specialty crops. Prime farmland is land which has the best combination of both physical and chemical characteristics, such as soil quality, growing season, and moisture supply, which are needed to produce sustained high yields of crops when treated and managed according to acceptable farming methods. Unique farmland is land other than prime farmland that is used for the production of specific, high-value food and fiber crops such as apple orchards, cherry orchards, or cranberry production.

Menomonie Township has an abundant supply of Class I, Class II, and Class III soils. There are two areas in the Township with exceptionally productive farmland. One area is north of Gilbert Creek and west of Highway 25 to the Town line. Another area is approximately a quarter mile north of Irving Creek and south to the Town line. The western boundary line is County Road K with the eastern boundary extending to the River Road. (See appendix T for tables 13, 14, 15, 16, and 17 and map 4)

From 1987 to 1997 Dunn County lost approximately 32,000 acres of farmland. The number of farms operated by full-time farmers declined by 26% between 1987 and 1998. The number of farms operated by individuals for whom farming is a secondary occupation increased by 43%.

Acreage of productive agricultural areas	
(from satellite)	(from Tax Assessor)
11, 407 acres	9305
43% (explain)	

1427 acres are enrolled in Federal CRP.

Natural Resources Section

Dunn County is predominantly characterized by the topographical features of the western upland geographical province. The province includes narrow, steep-walled valleys and broad ridges. Much of the area has been in a driftless condition for at least the past 500,000 years. The land ranges from 750' above sea level to 1200' above sea level.

Areas of slopes 12% or greater should be considered sensitive areas. Protecting such areas from development maintains high water quality because construction on slopes of 12% or more can result in soils washing into nearby streams. The slopes, the hills, and the mounds create much of the township's rural character and bear undeveloped woodland areas. Approximately 31% of the town contains slopes of 12% or steeper.

Dunn County contains a rich mix of plant and animal species common to the northern hardwoods province, the northeast half of Wisconsin, and the prairie-forest province, the southwest half. The northern hardwood (or northern mesic) forest and the southern mesic forest contributed sugar maple, hemlock, American beech, basswood, and yellow birch. The southern oak forest, oak savanna, and prairies also appear.

A great white and red pine forest, perhaps owing its origin to Indian burning practices, once covered the north central part of the county. Dunn County offers rocky cliffs, richly thicketed mounds, rivers, creeks, sandbars, marshes, prairies, savannas, and woodlands.

The Mt. Simon Sandstone Formation underlies the entire county and is about 250 feet thick. It consists of medium- to coarse-grained sandstone with some fine-grained sandstone. The Formation yields moderate to large amounts of water to wells.

The Eau Claire Sandstone Formation, overlying the Mt. Simon, is present throughout the county except in some areas along pre-glacial stream valleys where erosion has greatly thinned or entirely removed it. The Eau Claire Sandstone is about 100 to 150 feet thick and consists of medium- to fine-grained sandstone and shale. It generally yields only small quantities of water to wells, but moderate yields may be obtained where shale is absent from the formation.

The Galesville Sandstone Formation ranges in thickness from about 30 to 50 feet. It is present under the southwestern part of the county and probably in the bedrock hills elsewhere in the county. The Galesville Formation generally yields moderate amounts of water to wells, but it is missing in most areas where soils and topography indicate irrigation to be most feasible. The unit consists of coarse- to fine-grained sandstone.

The Franconia Sandstone Formation, Trempeleau Formation, and Prairie du Chien Group consists of sandstone, siltstone, and dolomite. These formations occur in the western and southwestern parts of the county and in highland areas. Moderate to small amounts of water can be obtained from the Franconia Formation, but the Trempeleau Formation, and the Prairie du Chien Group yield only small amounts.

Glacial deposits in highland areas of Dunn County are very thin, generally less than 30 to 50 feet, but they are very thick in the buried bedrock valleys. Apparently the pre-glacial Chippewa River flowed through a broad, deep channel and was the principal river draining the area. Deep tributary river valleys joining the pre-glacial Chippewa include the present Eau Galle River Valley, the present Red Cedar Valley, approximately from Irvington to Dunnville, and a river valley trending from a point about two miles northeast of Knapp to North Menomonie and then southeastward to the Chippewa River. These pre-glacial stream valleys contain 100 to 200 feet of glacial material over much of their area.

Water in the ground-water reservoir moves by gravity from areas of recharge down the hydraulic gradient to areas of discharge. Recharge occurs over most of the county, and generally the hydraulic gradient is from topographically high to topographically low areas. Therefore, ground water is moving through the water-bearing rocks from the water divides in the highland areas of Dunn County to the streams where it is discharged.

It is imperative to maintain high levels of quality in our ground water. Well water samples from various locations in the Township reveal, for the most part, very good water quality. In the 136 wells sampled nitrate levels range from a low of 0.10 parts per million to a high of 17.00 parts per million. High-test sample contamination is found, in most cases, within 200 feet of the well being sampled. In the Township 12 of 136 samples (9%) taken from June 1991 through May 1999 were at or above 10 parts per million (nitrate).

It would be wise to consider the land and water below as absolutely connected to the land and water above. Therefore, we propose that certain elements of the Township be considered as major "environmentally sensitive areas." "Environmentally sensitive areas" are significant bodies of land and water that could be greatly damaged or eliminated by development. Inhabitants often identify such areas as "scenic" or as key elements of their surroundings. Environmentally sensitive areas that should be protected in the Township include the Red Cedar River, Wilson Creek, Irving Creek, Birch Creek, Annis Creek, Coon Creek, and Gilbert Creek; the shorelands adjacent to them; Paradise Valley; floodplains; woodlands; groundwater; aquifers; and any wetlands. "Wetlands are defined by State Statute as "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions."

Wetlands recharge groundwater, act as a natural filtering system for nutrients, such as phosphorus and nitrates, serve as a productive wildlife habitat, maintain base flows for streams and creeks, and help control flood damage. Most wetland areas have been identified on the attached surface feature map. These areas contain hydric soils that are clearly indicated on the map (USDA/NCRS Soil Survey.) Shorelands, floodplains, prairies and woodlands are all clearly defined in the attachments.(map 5)

Wildlife Habitat

The preservation of wildlife habitat should be one of our primary concerns. Wildlife habitat is generally recognized as any and all native flora and fauna and insects, territorial and aquatic, and the soils, wetlands, streams and lakes on which they depend. Lots to be set aside for development must be inventoried to determine whether their development will have an unfavorable impact on our natural resources.

The entire Township should be considered wildlife habitat. Of particular importance are the environmentally sensitive areas such as floodplains, wetlands, woodlands, and agricultural land, but even neighborhood green spaces provide niches for many species. Lawns, for instance, serve as a preferential habitat for robins because they provide easy access to earthworms.

Currently, the Township has 680 acres in the Wisconsin Managed Forest Law Program. Only 40 acres remain in the Forest Crop and Woodland Tax programs.

The Red Cedar Trail

The Red Cedar State Trail is a major recreation and wildlife-viewing area. The Red Cedar River is near enough to the Mississippi Flyway to attract large numbers of birds, including migrating birds and shorebirds. Songbird populations have been falling off sharply nationwide. Every effort should be made to maintain corridor or ribbon areas surrounding streams or creeks so that they can provide an adequate supply of seeds, animals, insects, and fruits. Invasive growth, such as purple loosestrife, should be prevented. Numerous hawks and eagles nest and hunt in the area. Wisconsin is now home to the third largest eagle population in the United States.

The wildlife to be found in the township of Menomonie includes whitetail deer, wild turkey, gray squirrels, fox, raccoon, and rabbits. Waterfowl is in abundance and usually includes wood ducks, mallards, bluebills, blue-winged teal, sandhill cranes, Canada geese, and blue herons. Songbirds can be found in many sites, Cardinals are present year round.

A comprehensive survey of the River, conducted in 1989-90, revealed that the Chetek River, which drains into the Red Cedar, carries a high nutrient and algae load. The River experiences extreme fluctuations of dissolved oxygen levels potentially dangerous to fish and other aquatic life.

Wetlands ("Hydric soils one acre or greater in size");

Acreage of Wetlands: approximately 257 acres according to DNR wetlands maps.(map 5)
0.9% of Township.

Floodplains

("Soils that are occasionally or frequently flooded); (map 6)

75' Stream Setback

Total acres, approximately 1849 acres.(7%).

Woodlands

"Parcels of woodlands that are ten acres or greater in size."

Woodlands: 968 acres (from Land Cover analysis satellite imagery);

Plots of forest land greater than 20 acres: 3416 acres (33%).

36.3% of Township.(map 7)

Slopes steeper than 20%

Approximately 4,349 acres. (16%)(map 8)

Threatened and Endangered Species

The DNR has identified all of the Threatened and Rare species in the Town of Menomonie, especially along the Red Cedar River corridor. No information on species location is being released to the public at this time, so that further degradation of the habitat does not occur.

Unusual land formations:

Bluffs: Devil's Punchbowl

Weeping cliffs: Devil's Punchbowl; cliffs below Irvington.

Parks

A superb park system is in place in the City of Menomonie.

AGRICULTURE

GOALS

Preserve and maintain quality farmlands.

Encourage the agricultural uses of productive farmland.

Allow farming alongside developments.

Encourage family farms.

Discourage the establishment of factory farms.

OBJECTIVES

Preserve and maintain quality farmlands for generations to come.

Develop programs to support Community Based Agriculture.

Identify prime agricultural parcels of twenty acres or more.

Co-operate with utility companies, transportation departments, and governmental units to minimize the impact of utilities, roads, bridges and other structures upon prime agricultural lands.

Encourage housing developments that employ conservation design because it allows for the preservation of more green space and more productive agricultural land.

Limit size of residential sites for major sub-divisions.

Encourage farmers to place buildings in locations that do not detract from the visual quality of the community.

Work with Land Conservation Service to identify and preserve prime agricultural soils, wetlands, floodplains, streams, creeks, rivers, and other environmentally sensitive areas.

Write grants to obtain funds from trusts, foundations, and other sources for Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs.

Apply for Smart Growth Development Funds, and Federal Farm protection Funds.

Encourage Dunn County Board to hire an Agricultural Development expert.

Establish means to help farmers make their operations more profitable.

Adopt Dunn County Nutrient Management regulations.

Each property owner must maintain one half of the line-fence that exists between his property and neighboring properties.

Help residents in rural areas be aware that they should expect farming operations to produce certain smells and odors.

Agricultural Business development and Business/Commercial developments will be located in designated areas of the Township.

Nutrient Management (NM) Policy

According to Wisconsin DNR policies, a farmer may apply no more than 75 pounds of phosphate, in the form of unincorporated manure or organic material, per acre per year.

See appendix T for table 18.

After December 31, 2004 a farmer cannot apply nutrients to any field unless a certified testing laboratory has conducted a soil and nutrient test on that field (NRCS technical guide NM standard 590.)

After December 31, 2006, a farmer applying nutrients to any field shall create and comply with an annual nutrient management plan that includes every field, is approved by a certified NM planner, and meets the NRCS standard for nutrient management and UW Extension recommendations for soil testing.

The Dunn County Board of supervisors voted to adopt a manure Management Ordinance for Dunn County on April 26, 2000. The purpose of this ordinance is to regulate the location, design, construction, installation, operation, and maintenance of all new or altered manure storage facilities and the application of manure from all new or altered manure storage facilities and other structures.

Items to be addressed: distance from well, groundwater and bedrock; type of liner needed, if any, and location upon which manure will be spread when structure is emptied. Those who plan to construct a new storage facility or to alter an existing facility must apply for and obtain a permit from the Dunn County Land Conservation Division.

This ordinance also addresses unconfined manure stacking, which is usually placed on field edges or other areas not suitable for cropping. Such locations may not be within a "Water Quality Management Area," which is defined as:

- A. The area within 1000 feet from the ordinary high-water mark of navigable waters that consist of a lake, pond, and flowage, except for a navigable water that is a glacial pothole lake. "Water quality management area" means the area within 1000' from the high-water mark of the lake.
 - B. The area within 300 feet from the ordinary high-water mark of navigable waters that consist of a river or a stream.
 - C. A site that is susceptible to groundwater contamination or that has the potential to be a direct conduit for contamination to reach groundwater.
- (map 6)

Natural Resources

GOALS

Protect environmentally sensitive areas.
Protect wildlife habitat.
Protect surface and ground waters.
Identify recreation opportunities and needs.

OBJECTIVES

Foster good public services.
Discourage commercial garbage incineration.
Discourage signs that detract from the visual beauty of the countryside.
Pursue means of gathering funds to purchase development rights and/or property in selected areas deemed valuable to community as a whole
Encourage Town Board to establish Parks and Recreation Committee to provide recreational opportunities for the community.
Encourage landowners to create additional walking trails that connect to the Red Cedar Trail.
Encourage the development of small parking areas near and access trails to Gilbert and other creeks.
Encourage the maintenance and expansion of snowmobile trails on private property.
Enhance the ecosystem to insure return of migratory birds.

Policy

Establish noise ordinance restrictions.
Maintain a high degree of air quality.
Maintain State guidelines on lighting.
Eliminate excessive illumination.
Assess a segregated fee for all new building permits.
Lands that have been set aside for development should be inventoried to determine whether their development will have an unfavorable impact on our natural resources.

Historical/Cultural Resources

This is a partial list. The Land Use Plan Commission should create an inventory of sites.

After the list is created, the Commission must develop a means of evaluating the significance of the property. Perhaps a point scheme proposed by the DNR could be employed:

Registered or eligible for registry with a Federal, State, or local historical agency or organization= 10 points.

Not registered or eligible for registry with a historical agency or organization, but recognized by the Dunn County Historical Society as historically significant= 5 points

Other significant historical features, not including archaeological features= 2 points

No significant historical features= 0 points

Item	Section	
1	32	Grave of Andrew Bigford
2	32	Ridge Road Cemetery
3	32	Ford Cemetery
4	16	The Pinnacle (High Point)
5	26	Site of First Cemetery
6	26	Fort Pereault
7	15	1840s site of Andrew Tainter Lumber Camp
8	34	Site of Hoflands' Mill
9	9	Site of lower lumber mill run by Andrew Tainter
10	15	First white woman, Fanny Vail, to die in Dunn County
11	34	Grove Hill
12	28	Site of Burkhardt Brewery
13	27	Christian Fuss Brewery
14	32	Hill on Arnold Gerth Property -- Paleo Indian Camp
15	15	Turkey Tail Blades (spearpoints)
16	6,8,9,10,15,23,26,28	Yellowstone Trail route through Menomonie area
17	26	House designed by Gustav Stickley
18	27	"Tramp Jungle"
19	27	Site of Brickyards
20	25	Stout Road
21	25	Bullard Hill
22	24	Evergreen Cemetery
23	15	"Slipper Town" Road
24	22	Hellers Dam
25	25	Farm of Knapp and Stout Co
26	3	Devils Punch Bowl
27	18	Beaver Creek School

28	32	Blodgett School
29	2	Early Dunn County Post Office
30	33	Ford School
31	1	Site of large store
32	34	Froehlich Hatchery
33	23	First Water Tower located on Meadow Hill
34	9	Irvington School
35	11	Ideal School
36	17	St. John's Cemetery
37	20	Hudson Road School
38	30	Mamre Cemetery
39	6	Irvine Creek Cemetery
40	21	Hudson Road Dairy
41	36	Hitz Dairy
42	9	Irvington Store
43	34	Kolkind Dairy
44	33	Hofland Dairy
45	34	Paradise Valley
46	18	Tramway School
47	11	Hilltop Cemetery

Recreation

The Red Cedar Trail: hiking; biking; cross country skiing.
Pinewood Golf Course
Rolling Wheels Skating Center
Windmill Sports
Tinman Triathlon

F. ECONOMIC DEVELOPMENT

The Town of Menomonie is located near the City of Menomonie's Industrial Park. In the Park most starting jobs offer \$10.50 an hour. Much of the work force resides in the surrounding townships, including the Town of Menomonie and the City of Menomonie. The Industrial Park houses a Wal-Mart Distribution center, a 3M manufacturing plant, the Cardinal Glass factory, Anderson Window Manufacturing, Badger Foundry, three Phillips facilities, a cold storage facility, implement dealers, and a wood products manufacturing plant. At this time the Town lacks the infrastructure to support medium to large scale manufacturing and would encourage larger scale manufacturing to be placed in the Industrial park where sewage and water services are available. The Town would accept smaller businesses that do not need sewage and water services. Preferred Commercial District: Highway 25 North of City of Menomonie Limits to intersection of County BB. West on State Highway 12 from City of Menomonie

Limits to 330th (Ford Road), just east of K. West on State Highway 29 from City of Menomonie Limits to first road west of city and south of 29, 377th Street. From City of Menomonie Limits south on State Highway 25 to 430th Avenue (Hilltop Road), 1/4 mile south of intersection of D and 25. The township wants to support industries and businesses that have a limited impact on the environment. (Map 2)

Resources for Economic Development: University of Wisconsin-Stout Technology Transfer Institute; Dunn County Economic Development Corporation; Marty Havlovic, Community Resource Education.

GOALS

Encourage industries to locate in the city industrial park.

Encourage businesses/commercial developments that have high utility service demands to locate in the city industrial park.

Encourage new businesses to locate in designated commercial zones (other than non-intrusive home-based businesses and direct market agricultural businesses.)

Encourage environmentally responsible businesses.

Encourage tourism.

OBJECTIVES

Maintain a high degree of air quality.

MAPS

Indicate areas for development of smaller businesses.

G. INTERGOVERNMENTAL COOPERATION

Intergovernmental cooperation can be defined as a compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local government units, for siting and building public facilities and sharing public services. For the Town, the interacting units include surrounding townships, the City of Menomonie, Dunn County, the State of Wisconsin, and the Federal Government. In addition to the major governmental units, many specific governmental agencies have an impact on the development of the Township.

Surrounding Townships: the Townships of Tainter, Red Cedar, Dunn, Weston, Lucas, Stanton, and Sherman surround Menomonie Township. We share a rural fire and ambulance district with all of them and with the City of Menomonie. The Town of Dunn and the Town of Menomonie cooperate in brush cutting, mowing, chipping, and hauling operations. The town has road maintenance agreements with the Towns of Red Cedar, Sherman, and Weston. Present arrangements for the Townships work well, but they may have to be modified if population concentrations change.

As we plan for the Town, we should maintain contact with surrounding townships. We may want to create a strategic planning task force to insure beneficial growth and services for people in all of the townships.

City of Menomonie: The Town surrounds the City of Menomonie on the north, west, and south. The City would be a major agent in a strategic task force. Presently, the City has the capacity to provide water and sewer service (either through annexation or the construction of a sanitary district) in Woodland Terrace, Birch Creek, and the area near Midway Road, if requested by residents. The Town has a sanitary agreement with the City for Birch Terrace. (Map 2 shows the location of these areas) The city of Menomonie currently has the "Right of Extraterritoriality" for most of the Township. This means that the City can review and approve/disapprove most development within an area 3 miles outside the city limits, which includes most of the Township. The City has not yet used this power, but it is available to them.

Dunn County: Dunn County provides construction and maintenance of county highways, law enforcement services, garbage and recycling services, and oversight of various ordinances. The County also supports the Land Conservation Office, which gives technical information to the residents of the Township. These services now meet the needs of the residents and most likely will be expanded to meet their future needs.

State of Wisconsin: The State provides funds to build and maintain State Highways 12, 25, 29, and 79, which intersect and pass through the Town. The State also supports the Land Conservation Service, the Department of Natural Resources, and UW-Stout. The DNR maintains the Red Cedar State Trail, assists in identifying and preserving environmentally sensitive areas, provides forest management services, and licenses fishing and game hunting. Moreover, the State provides funding assistance for the Menomonie School District and UW-Extension.

Schools: The Town is a part of the Menomonie School District. Although there are no public schools within its boundaries, the Town collects real estate taxes for the Menomonie School District and Chippewa Valley Technical College. UW-Stout, located in the city of Menomonie, is supported primarily by state and Federal funds. A non-profit fund-raising corporation, the Stout Foundation also

provides support to the University and manages the Stout Technology Park, which houses local businesses and industries and a public school. Many students, faculty, and staff members reside in the Township. The Township's commitment to education is strong.

Federal Government: the Federal Government has a wide range of programs and regulations that influence the State, the County, and the Township. These programs often change and need to be continuously monitored.

At present the Town of Menomonie has no conflicts with other governmental units. If conflicts develop, the Town Board will take immediate steps to resolve them. A Strategic Planning task force, combining the surrounding township units and the City of Menomonie, should be put into motion.

Stormwater management

The Plan Commission should become aware of the possibilities of stormwater arriving from other communities. Steps should be taken with other communities to lessen the possibilities of stormwater damage.

GOALS

Initiate and join a Strategic Planning task force.

Cooperate with the City of Menomonie, Dunn County, adjoining Townships, the State, and the Federal Government in all planning activities.

Explore the possibilities for future cooperation with adjoining townships.

POLICY

Lessen possibilities of stormwater damage by cooperating with other communities.

H. LAND USE

The Town of Menomonie surrounds the city of Menomonie on three sides; it has a total land area of 26,728 acres. It is comprised of five different zoning districts. Through the Comprehensive Zoning Ordinances, Dunn County controls all of these zoning districts. The five districts in the Township are

- A3 Agricultural-Residential District. This zone has 24941.3 acres and comprises 92.5% of the Township.
- R1 Residential District. This zone has 206.6 acres, 0.75% of the Township.
- R2 Residential District. This zone has 247.7 acres, 0.91% of the Township.
- RH Rural Housing District. This zone has 99.0 acres, 0.37% of the Township.
- RC Restricted Commercial District. This zone has 187.8 acres, 0.69% of the Township.(Map 2)

Non-zoned acres: 1082.6 (I94, 146 acres: Red Cedar River, 163 acres; Highway 25, 25 acres).

A total of 1150 housing units exist in the Township, a Township wide density of 0.43 units per acre. However, if all of the agriculture districts are eliminated and only the housing units located in the "Residential Districts" are counted, there is a density of 0.64 unit per acre.

In order for the Township to plan for future development and to preserve the "Rural Character " of the Township, the Land Use Plan Commission has developed a system for analyzing and establishing priorities for the value of land as a natural resource.

The Land Use Plan Commission has generated a series of maps depicting where development can and should be allowed: These maps are the Maps of Potential Development, Primary Conservation Areas and Secondary Conservation Areas. Primary Conservation areas will contain those lands where development is restricted under State law such as wetlands, floodplains, and slopes exceeding 20%. (Maps 5,6, and 8)

Secondary Conservation Areas are locally significant natural and cultural lands such as prime agriculture land, large wood lots, and river and stream corridors. (Maps 2, 3, 4, and 7)

The map of Potential Development (Map 1) shows that approximately 7000 acres of land is available for development. It also shows the lands that need to be protected and conserved. It is estimated that 17-27 new homes per year will be constructed each year for the next 20 years. By the year 2020 350-550 new homes will have to be constructed. Thus, the Town has enough land to supply housing for the next seventeen years

At least 400 new housing units will be needed, and the land to develop these building sites will have to come from designated development areas.

The Town would accept smaller businesses that do not need sewage and water and would encourage their placement along Highway 25 south from the City of Menomonie limits to County Highway D; Highway 25 north from the City of Menomonie limits to County Highway BB; Highway 29 west from the City of Menomonie limits to 377th Street (Brewery Road); Highway 12 west from the City of Menomonie limits to County Highway K; and County Highway BB, one-half mile west of Highway 25. The Town would like to encourage businesses that have a limited impact upon the environment. (Map 2)

Zoning conflicts may exist in the Township when a Restricted Commercial district is surrounded by Agricultural Zones or where Commercial zones are adjacent to residential zone.

Land Supply, Land Demand, Land Prices

According to Kevin Irwin, Town Assessor, the Township has an adequate supply of land. The supply is currently meeting the demand. People still want to live in the country, and they are willing to settle for something less if their desires regarding location, view, and woodlands cannot be met. Some land prices as of August 26, 2003:

\$2,000 an acre

A two-acre parcel: \$20,000

A ten-acre parcel: \$40,000 to \$50,000

A forty-acre parcel: \$80,000 to \$110,000

GOALS

Encourage development that maintains the rural character of the town.

Encourage development that maintains open space.

Encourage development that maintains productive agricultural land.

POLICY

Create housing subdivision ordinance.

MAPS

- #1 Potential Development
- #2 Preferred Land Use
- #3 Soil Productivity
- #4 Preferred Ag Protection
- #5 Wetlands
- #6 Water Quality Management and Frequently Flooded Areas
- #7 Woodlots Greater than 20 Acres
- #8 Steep Slopes
- #9 Road Improvements

I. IMPLEMENTATION

The final section of the Land Use Plan describes how the plan will be implemented.¹

The Town will need to invest time and money to insure successful implementation of the Land Use Plan. Considerable effort will be required to communicate with and educate town members, write ordinances, promote intergovernmental cooperation, and administer, update, and enforce the plan.

The implementation strategy is presented in the following sections:

Town Administration

Intergovernmental Coordination

Ordinance Revisions

Ordinance Development

Voluntary Implementation Tools

Town Administration

The Town Board shall appoint a Town Land Use Plan Commission composed of individuals who represent a cross-section of the interests and view -points of town residents. The Plan Commission will serve as advisors to the Town Board on matters related to land use. The Town Board may also seek advise from technical consultants and other advisory bodies.

The Land Use Plan Commission will:

A. Assist and advise the Town Board with:

- ordinance development and maintenance.
- reviewing development proposals, rezoning requests, and land division requests
- reviewing and commenting on Dunn County or other governmental agency land use proposals that may impact Menomonie Township.

B. Ensure town policies, ordinances, and decisions are made in conformance with the land use plan to the fullest extent possible.

C. Periodically hold public forums on town planning, land use and regulatory issues, and voluntary land and resource programs to keep town members informed and interested in the land use plan and its implementation.

D. Serve as a point of contact to respond to inquires about town planning and development regulations

¹ The Menomonie Town implementation strategy borrows heavily from work done previously by the Town of Tainter *Land Use Plan* 2000 (pp. 10-1 to 10-14).

E. Monitor land divisions, rezoning, and use permits for conformance with the land use plan.

F. Prepare a yearly report summarizing implementation of the land use plan and its effectiveness in meeting the goals of the plan.

G. Prepare a Menomonie Township Land Use Procedures Manual which establishes policies related to all aspects of the implementation and administration of the land use plan.

H. Complete a comprehensive review of the land use plan every five years.

I. Pursue funding opportunities to assist with development and implementation of the land use plan.

J. Use a variety of media (e.g., public forums, newsletters, press releases, brochures, and radio and TV interviews) to keep the public informed about the tools available (e.g., conservation design, transfer of development rights, purchase of development rights, voluntary land and resource protection and similar programs) which can aid in reaching the goals, objectives and policies of the town land use plan.

Intergovernmental Coordination

Actions taken by the Town of Menomonie will impact and be influenced by actions taken in surrounding townships, the City of Menomonie, Dunn County and the state of Wisconsin. It is important for the various governmental units to work together to make sure land use plans will be as consistent and easy to administer as possible.

A. The town land use plan communicates the vision, goals, objectives, and policies for managing growth and preserving natural resources. Before the land use commission begins drafting ordinances, and administrative procedures, it should check similar documents from other governmental units to obtain as much insight and consistency as possible. When incompatibilities are identified, the commission should work with the agency(ies) involved to minimize or eliminate the differences.

B. Once ordinances and procedures are developed, the Town Board should ask Dunn County to incorporate them into the county regulations. This should be relatively easy to accomplish if there is good agreement between different towns and the county has been kept informed and involved during development of the ordinances and procedures.

C. The Town Board should also explore other areas for partnering with surrounding governmental units to reduce duplication of services and obtain greater efficiencies.

Ordinance Revisions

Under Wisconsin Statutes, counties and local units of government are allowed to adopt “zoning” ordinances. Zoning provides a method of implementing many of the objectives of the land use plan. The Town land use plan should guide development of zoning ordinance specifications including district descriptions, allowed densities, permitted uses, conditional uses, and the official zoning map.

The Town of Menomonie previously adopted the Dunn County Zoning Ordinance, whereby the county administers zoning districts and associated regulations. The town prefers to have the county continue with the administration of zoning. The advantages of county administration include:

- minimizing the cost of zoning ordinance administration by sharing personnel, record keeping and enforcement expenses with the rest of the county.
- familiarity of property owners and developers with consistent, countywide, zoning regulations and administrative procedures.
- reduction in time, cost and uncertainty with obtaining County Board approval on town zoning ordinances or amendments.

A possible disadvantage is that the county may not be willing or able to accommodate all of the goals of the Town Land Use Plan.

The Land Use Plan Commission should examine the Dunn County Zoning Ordinance and compare it to the stated goals of the Menomonie Town Land Use Plan.

As stated earlier, to the extent that the Dunn County Zoning Ordinance does not adequately meet the needs of the Town, the Land Use Plan Commission should do one or more of the following:

- work with the county to integrate the Town’s requirements into any future county zoning plan.
- explore options with the county to amend existing county zoning to implement the Town’s Land Use Plan.
- request the county to modify its zoning permit review procedures to accommodate the Town’s Land Use Plan.

If existing Dunn County zoning districts and rules do not adequately meet the full needs of Menomonie Township, the Land Use Plan Commission has another option, a recommendation to the Town Board to adopt town-zoning authority, which is subject to county approval.

Ordinance Development

Ordinances are used to help achieve the vision, goals and objectives of the Land Use Plan. They strengthen local control of land use decisions and help insure the decisions are in agreement with the land use plan. As ordinances are developed and adopted, the Town should ensure there are adequate opportunities for public input and participation.

Plan Commission Ordinance

The Wisconsin Statutes [Wis. Stats. 60.2 (4)] allow towns with village powers to establish plan commissions by enacting an ordinance consistent with state enabling statutes. The Plan Commission must keep a public record of its resolutions, transactions, findings and determinations [Wis. Stats. 60.62 (2)].

A. Land Subdivision Ordinance

The way land is divided and developed in future years will have a significant influence on achieving the vision, goals, and objectives of the land use plan. A land subdivision ordinance helps control when, how, or if farmland, woodlands and open spaces will be divided and developed so as to protect the needs and welfare of individuals and the community. The subdivision ordinance also regulates the preparation of new lots for development; it may include such matters as access requirements, wastewater treatment, and water supply.

The development and success of a local land subdivision ordinance will require the town to address regulatory, administration, and intergovernmental considerations. The ordinance must be consistent with state statutes and will require local administration for application review, fee collection, public hearings, inspection, and enforcement.

B. Other ordinances

The Land Use Plan Commission has not attempted to identify all of the ordinances that will be required to meet the needs of the Land Use Plan. Other ordinances, which may need to be considered include, but are not limited to:

- A. Right-to-Farm ordinance to protect farmers from anti-nuisance ordinances.
and unreasonable control of farming operations and to strengthen the legal position of farmers in case neighbors sue them for a private nuisance.
- B. Driveway ordinance to provide for safe and adequate access from private property to public right-of-ways, and to maintain appropriate access spacing, access point design, and control the total number of access points to public roads.
- C. Tower ordinance. Bring Tower Ordinance into compliance with the goals of the land use plan.

Voluntary Implementation Tools

There are various federal, state, and local conservation programs available to private landowners and /or local governmental units. These programs should be investigated by the Land Use Plan Commission to see how they may be utilized to help meet the vision, goals and objectives of the land use plan. The commission should develop ways to inform landowners about programs that may be helpful in implementing the land use plan.

Some Programs to consider include:

- USDA Farmland Protection Program–maintain productive farmland in agriculture
- Wisconsin Farmland Preservation–preserve agricultural land and open space and promote soil and water conservation through local planning and zoning, and to provide tax relief to participating farmers.
- Wildlife Habitat Incentives Program (WHIP)–develop or improve fish and wildlife habitats on privately owned land.
- Wetlands Reserve Program (WRP)–restore wetlands previously altered for agricultural use.
- Partners for Fish and Wildlife–restore wetlands, grasslands, and threatened and endangered species habitats.
- Forestry Incentive Program (FIP)–provide cost sharing for forestry practices.
- Stewardship Incentive Program (SIP)–provide cost sharing to protect, manage, and enhance forest resources while meeting landowner objectives.
- Managed Forest Law – promote good forest management through property tax incentives.
- Conservation Reserve Program (CRP)–reduce erosion, increase wildlife habitats, improve water quality, and increase forest land.
Conservation Reserve Enhancement Program - provides riparian buffers to streams.

The programs above are administered by a variety of agencies; a) Wisconsin Department of Agriculture, Trade and Consumer Protection; b) Wisconsin Department of Natural Resources; c) USDA Farm Service Agency; d) USDA Natural Resources Conservation Service; e) US Fish and Wildlife Service; f) County Land Conservation Department; g) County Zoning Office.

Other programs or “tools” the Town may want to consider for meeting land use goals include:

- **Public Ownership/Conservation Easements.** Land purchased by the public can be used to permanently protect important natural resources from development. A landowner can also voluntarily place permanent development restrictions on land through a conservation easement. The conservation easement is legally recorded on the deed to the property, thereby restricting development by all future owners. A landowner who chooses to establish a conservation easement by donating development rights is entitled to a tax deduction and probably reduced taxes in future years since a portion of the land’s value is connected to the easement.
- **Transfer of Development Rights.** The intent of these programs is to provide incentives to transfer allowed residential density from preferred agricultural and rural character conservation management areas to areas where town growth is more desirable. The American Farmland Trust (AFT), a nonprofit organization involved with protecting agricultural land, has identified seven types of TDR programs.
- **Purchase of Development Rights.** Landowners maintain ownership and the use of the land for agricultural purposes, or preservation as open space. PDR programs do not give government the right to develop the land as development rights are extinguished in exchange for compensation.

An excellent summary of each of the voluntary implementation tools listed in this section can be found in the Town of Tainter Land Use Plan 2000 (pp. 10-8 to 10-14).

APPENDIX “ T ” TABLES

Table 1 - Population

Population, U.S. Census Data						
	1960	1970	1980	1990	2000	2020*
Town of Menomonie	1161	1820	2453	2732	3174	4284
Dunn Co.	26156	29154	34314	35909	39858	49107

Table 2 – Population Growth

Population Growth, U.S. Census Data					
	1970	1980	1990	2000	2020*
Town of Men.	56.8%	34.8%	11.4%	16.2%	35%
Dunn Co.	11.5%	17.7%	4.6%	11%	23.2%

Table 3 – Population Density

Selected Townships	2000 Population	Density/square mile
Town of Menomonie	3174	76
Tainter	2116	64
Red Cedar	1492	41
Dunn	1367	24
Rock Creek	793	26
Elk Mound	1121	33
Sherman	748	21
Spring Brook	1320	22
Tiffany	633	21
Colfax	909	27
Weston	630	15
Grant	426	12
Peru	247	13
Otter Creek	474	13
Dunn County	39858	46.8

Table 4 – Minority Population

Minority Population in Dunn County			
	1980	1990	2000
Black	175	175	135
American Indian	190	195	107
Asian	125	640	849
Hispanic	175	105	335
Other	110	180	148
Two or More Races			320

Table 5 - Households

	1990		2000		2020*	
	T. of M.	Dunn Co.	T. of M.	Dunn Co.	T. of M.	Dunn Co.
Households	926	12250	1129	14337	1677	19626
increase	118	1203	203	2087	548	5289
% increase	14.6%	10.9%	21.9%	17%	49%	36.9%

Table 6 – Housing Units Built

Housing units built by year in the Town of Menomonie and Dunn County							
	Pre 1949	50 to 59	60 to 69	70 to 79	80 to 89	90-99	00-20
T. Of M.	214	28	176	351	204	177	545
Dunn Co.	4242	998	1387	3607	2225	1495	5983

Table 7 - Employment

<u>Employment (Dunn County Housing Plan, 1997)</u>			
Major Employment Categories for Dunn County			
	1983	1993	% change
Agriculture	2,427	1,965	-19.0
Construction	250	500	100.0
Manufacturing	1,300	2,100	61.5
Transportation and Utilities	210	340	61.9
Wholesale and Retail	2,160	3,680	70.4
Finance, Insur. and Real Estate	300	340	13.3
Services	1,220	1,700	39.3
Government	3,600	4,200	16.7

Table 8 - Jobs

Occupations for the Town of Menomonie residents 16 and over (1990)	
Managerial and professional specialty	377
Technical sales and administrative support	387
Service occupations	155
Farming, forestry, and fishing	128
Precision production, craft, and repair operations	106
Operators, fabricators, and laborers	200

Table 9 – Median Income

Median Household Income in Dunn County 1990 Selected Municipalities	
<u>Municipality</u>	<u>Median Household income</u>
Village of Wheeler	\$15,357
City of Menomonie	\$21392
Town of Dunn	\$24231
Town of Rock Creek	\$24896
Town of Lucas	\$26944
Town of Tainter	\$28408
Town of Red Cedar	\$32450
Town of Menomonie	\$29638
Dunn County	\$24452

Table 10 - Education

Educational attainment for the Town of Menomonie of persons 18 and over (1990)		
Less than 9th grade	163	8.7%
9th to 12th grade no diploma	243	13%
High school graduate	589	31.5%
Some college-no degree	256	13.7%
Associate degree	90	4.8%
Bachelor's degree	322	17.2%
Graduate or professional degree	201	10.7%

Table 11 - Farmland Sales

Farmland Sales 1990-1997					
	Parcels sold	Acres sold	Acres Staying in Agriculture	Acres converted out of ag.	Percent converted out of ag.
Hay River	37	3276	1762	1514	(46%)
Menomonie (Town)	66	3806	2763	1043	(27%)
Stanton	63	3348	2025	1323	(39%)
Spring Brook	55	5768	5630	138	(2%)
Dunn	44	4065	3672	393	(10%)
Lucas	45	2564	2240	324	(13%)
Dunn County	1072	70557	55439	15118	(21%)

Table 12 – Farm Numbers

Trends in Farm Numbers, 1989-1997						
	Est. Farm Numbers			Est. Dairy Farms		
Town	1990	1997	%change	1989	1997	%change
Elk Mound	62	63	+1.6%	20	13	-35.0%
Lucas	61	62	+1.6%	41	24	-41.5%
Menomonie	104	84	-19.2%	49	39	-20.4%
New Haven	87	92	+18.3%	40	25	-37.5%
Red Cedar	101	107	+5.9%	58	29	-50.0%
Tainter	76	53	-30.3%	12	9	-25.0%
Spring Brook	142	101	-28.9%	48	25	-47.9%
Eau Galle	102	112	+9.8%	66	38	-42.4%
Dunn Co	1618	1581	-2.3%	812	496	-38.9%

Table 13 - Zoning

Percent of Town in different zoning districts (excludes City of Men.)	
Agricultural Residential	96.8%
Residential 2	1.2%
Residential 1	0.8%
Restricted Commercial	0.8%
Rural Housing	0.4%

Table 14 – Land Cover

Land Cover CLASS	ACRES (from Satellite Lan Cover)	Percent
Agriculture	11407.5	42.6%
Forest	9650.5	36.%
Forested Wetland	30.4	0.1%
Grassland	5188.7	19.4%
Open water	124.1	0.5%
Shrubland	18.	0.1%
Urban/Developed	170.5	0.6%
Wetland	217.9	0.8%
Total	26807.4	

Table 15 – Land Classification

LAND (from tax assessment database)		
	Acres	Percent
Water	10002.7	3.7%
Residential	3504.1	13.69%
Commercial	252.4	0.941%
Agriculture	9305.9	34.708%
Swamp & Waste	3345.3	12.477%
Forest Crop	6742.4	25.147%
Woodland Tax	121.040	0.451%
Managed Forest open	208.6	0.778%
Managed Forest Closed	192.5	0.718%
State	6.6	0.360%
County	55.6	0.207%
Churches, Cemeteries	178.3	0.665%
Total	26811.9	

Table 16 - Soils

LE VALUES FOR SOILS		
LE	Acres	%
1	8515.1	31.8%
2	3756.4	14.0%
3-8	14372.5	53.6%
Total	26808.874	

explain

Table 17 – Slope Classes

Percent Soil in different slope classes		
Slope	Acres	%
	222.	0.8%
0-2%	5296.1	19.8%
2-6%	7356.6	27.4%
6-12%	4993.6	18.6%
12-20%	4613.8	17.2%
20-30%	911.3	3.4%
>30%	3415.4	12.7%
Total	26808.874	

Table 18 - Manure

Guidelines for Unincorporated Manure		
Manure Type	Solid (Tons)	Liquid (Gallons)
*Dairy	25	9,000
Beef	14	5,000
Swine	25	5,000
Poultry	5	2,000
*Do not apply more than 25 tons of solid dairy manure per acre or its phosphate equivalent per year.		

White Paper #1: Improving farming in the Town of Menomonie

The Land Use Plan Commission should help the community to become more aware of the benefits provided by the farms in the Town of Menomonie and help farmers to become more aware of alternatives to current farming procedures.

There could be research into the possibilities for developing a center for the display of Dunn County agricultural products; for working with Town of Menomonie farmers to improve marketing and sales, and for connecting farm products to programs for tourism.

Value-Added Agricultural Cooperatives.

Value-added agricultural cooperatives are designed to allow farmers themselves to control the processes of farming, production, marketing, and sales. Thus, the values added to the raw materials return to the producers rather than to the "middlemen."

Some value-added coops, Land O'Lakes, Sunkist, and Ocean Spray, have become quite successful.

Value-added models may help family farms to become more profitable and may help to stabilize the economy of rural communities.

Programs to develop alternative usage of farmland: Provision of compost to other local farmers; contracts for use of local hay; contracts for grazing; contracts for horse trails.

Explanation of benefits of Federal and State Programs that aid farmers: CREP, others (see below).

Pastures could be set aside for the purposes of grazing; the development of gardens for community groups; the production of hay; and the creation of trails for horseback riding or hikers.

White Paper #2: Wildlife and Wildlife Habitats

Managing property to improve it as a habitat for wildlife.

It is important to create gradual "edges," places where two habitats converge. You can create a gradual edge between the woodlands and crop-producing fields by allowing a thirty-foot wide strip of field to revegetate with grasses and flowering plants.

You can also plant wildlife shrubs in such a strip. Good shrubs for wildlife: dogwood, highbush cranberry, nannyberry, ninebush, serviceberry, hazelnut, black cherry, wild plum, and crab apple.

Trees within a thirty foot span of the woods' edge can be girdled or cut. To diminish shading of your crops, small trees adjacent to farmland can be cut.

You might consider creating forest openings. Many animals need safe passageways between isolated patches of cover. Such pathways are fence rows, field borders, and shelterbelts. Fencerows can be broadened to expand cover and to increase diversity of plants.

Borders of farm fields can be planted with grasses such as big and little bluestem, and Indian grass, or protect the area from mowing and cultivation so that natural cover can take hold.

Pockets, fence corners, rock piles, ditches, barns, and outbuildings can serve as excellent habitats.

Erect nest boxes.

Roadside grasslands offer fine nesting cover.

Develop trails, still another "edge," to benefit animals and your family.

Stream corridors can be managed to improve habitat for wildlife by keeping the banks of the stream green, by harvesting wood along the banks with maximum care, and by controlling livestock access to the stream.

White Paper #3 Some Government Programs

The USDA Natural Resources Conservation Service has a Wildlife Habitat Incentives Program that provides technical assistance and cost sharing "to help establish and improve fish and wildlife habitat." Usually five acres is the minimum contract size. Almost any type of land may be eligible including agricultural or non-agricultural land, woodlots, pasture land, and streambanks.

The Dunn County Conservation Assistance Program announces that cost-share assistance will be available in 2002. In general, cost-share assistance is provided for conserving and protecting land and water resources associated with conventional and grazing-based agricultural operations. Here are the practices eligible for 2002:

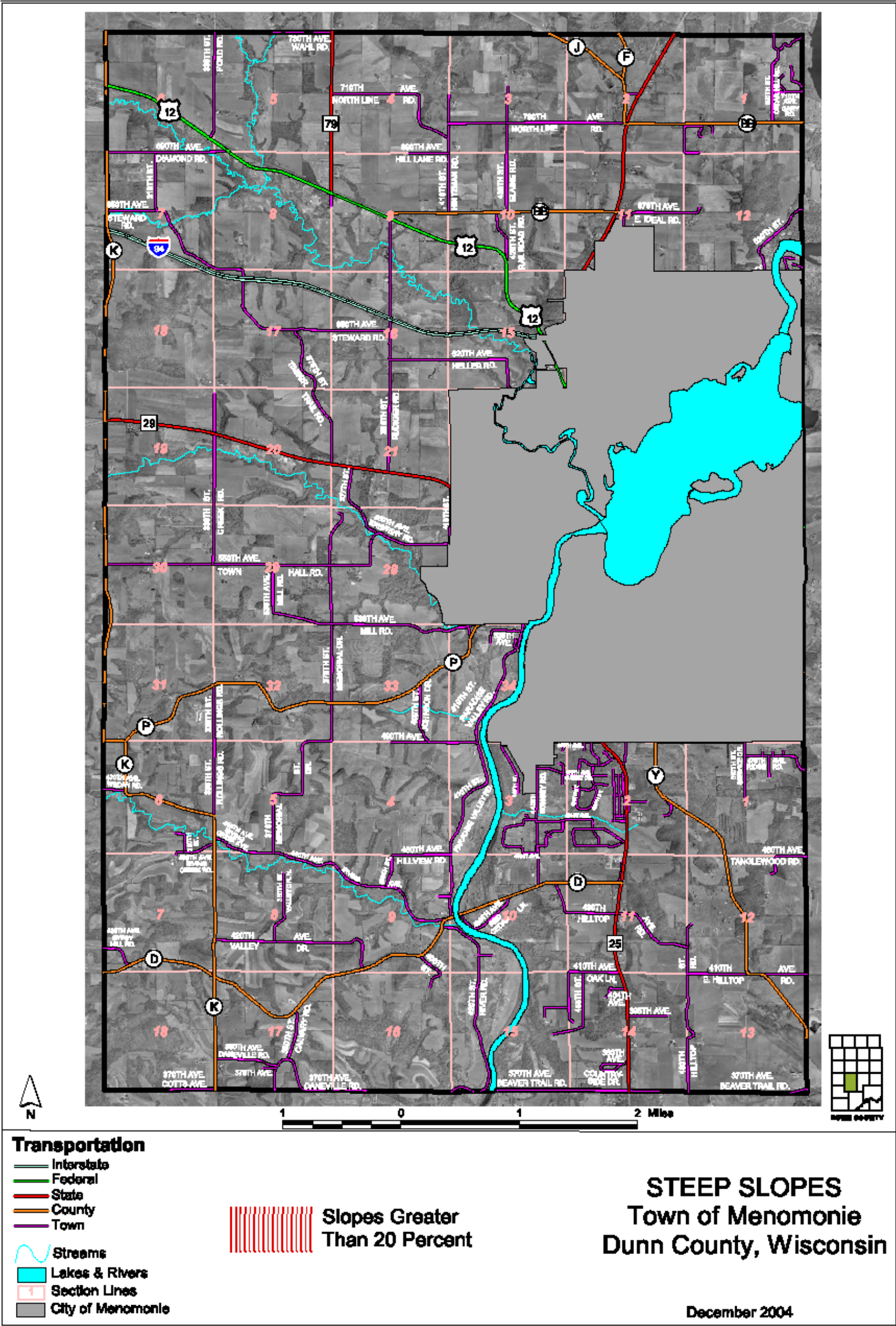
Access road or cattle crossing

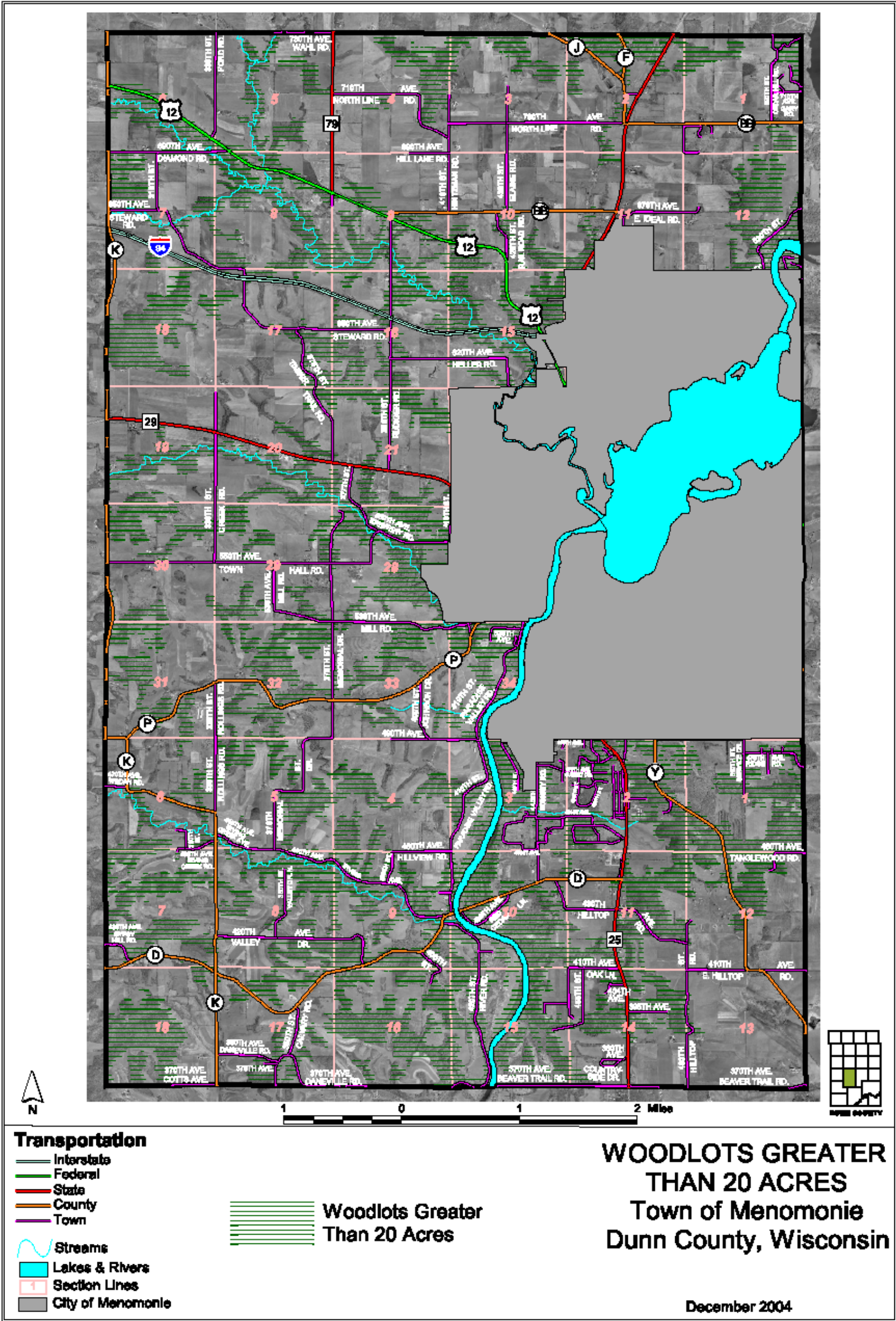
Critical area stabilization

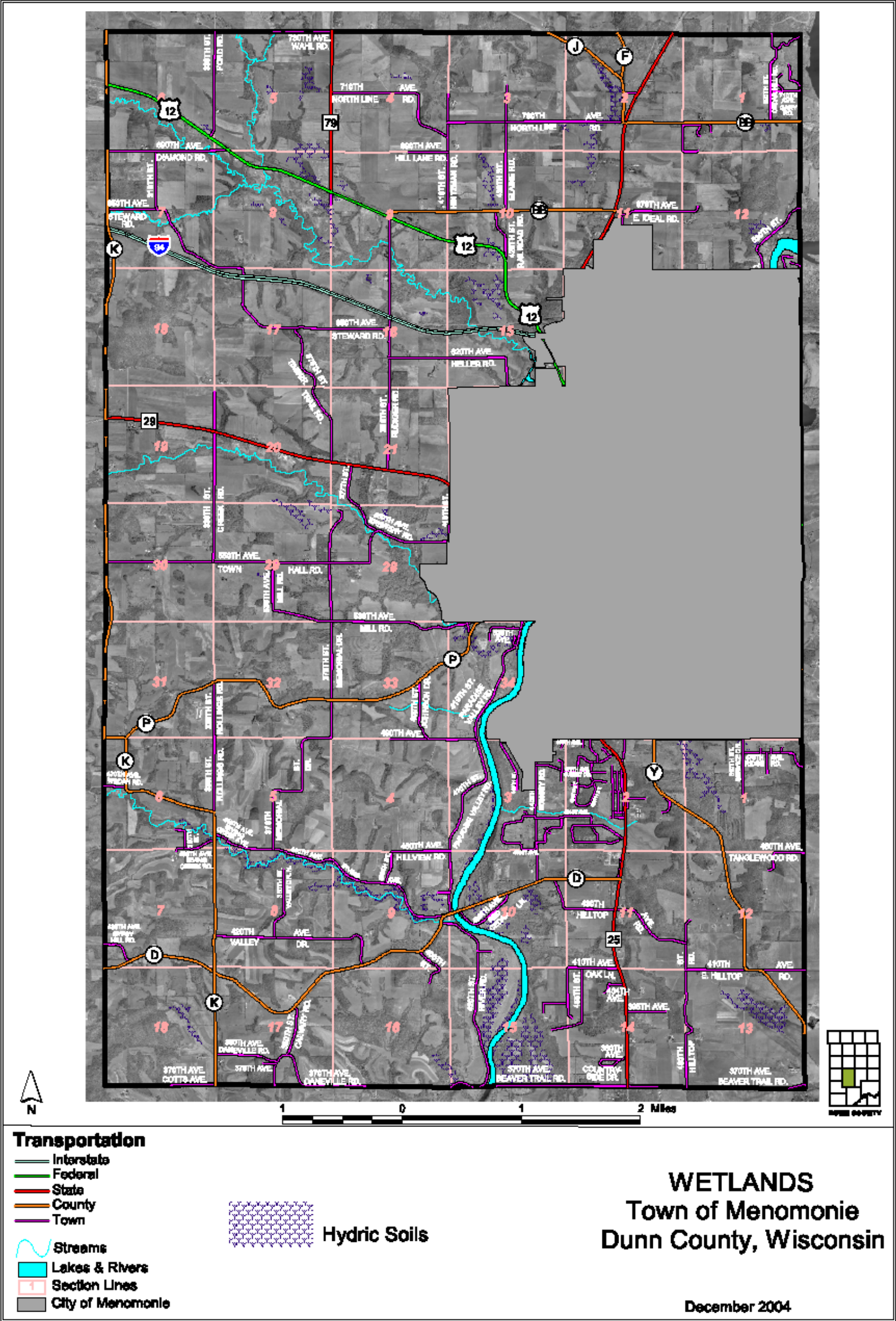
- Barnyard runoff control
- Diversion
- Field windbreak
- Filter strip
- Grade stabilization structure
- Heavy use area protection
- Livestock fencing
- Livestock watering facility
- Manure storage system abandonment
- Milking center waste control system
- Roof runoff system
- Sediment basin
- Streambank and shoreline protection
- Underground outlet
- Waterway system
- Well abandonment
- Wetland restoration

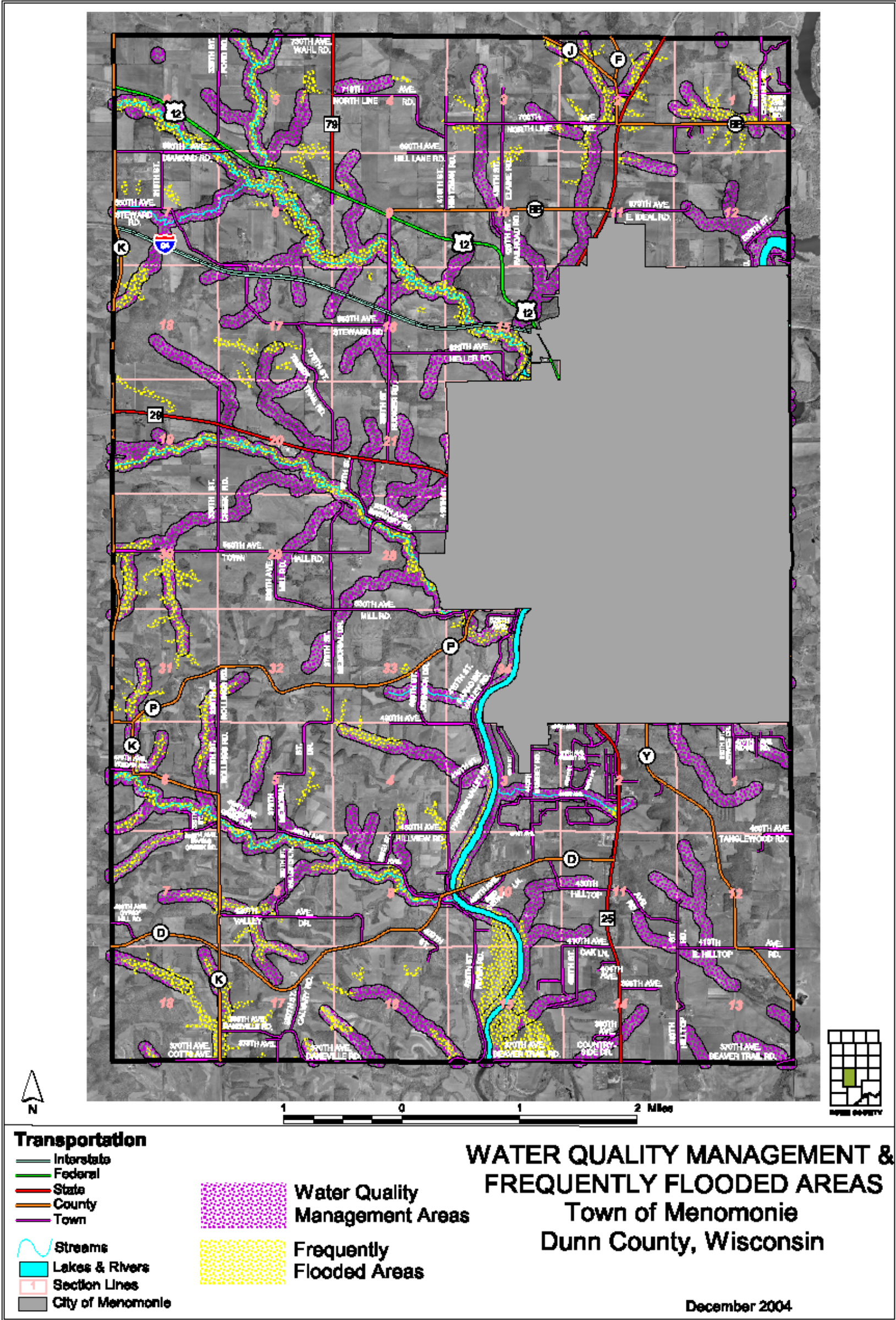
Wisconsin Conservation Enhancement Program (CREP)

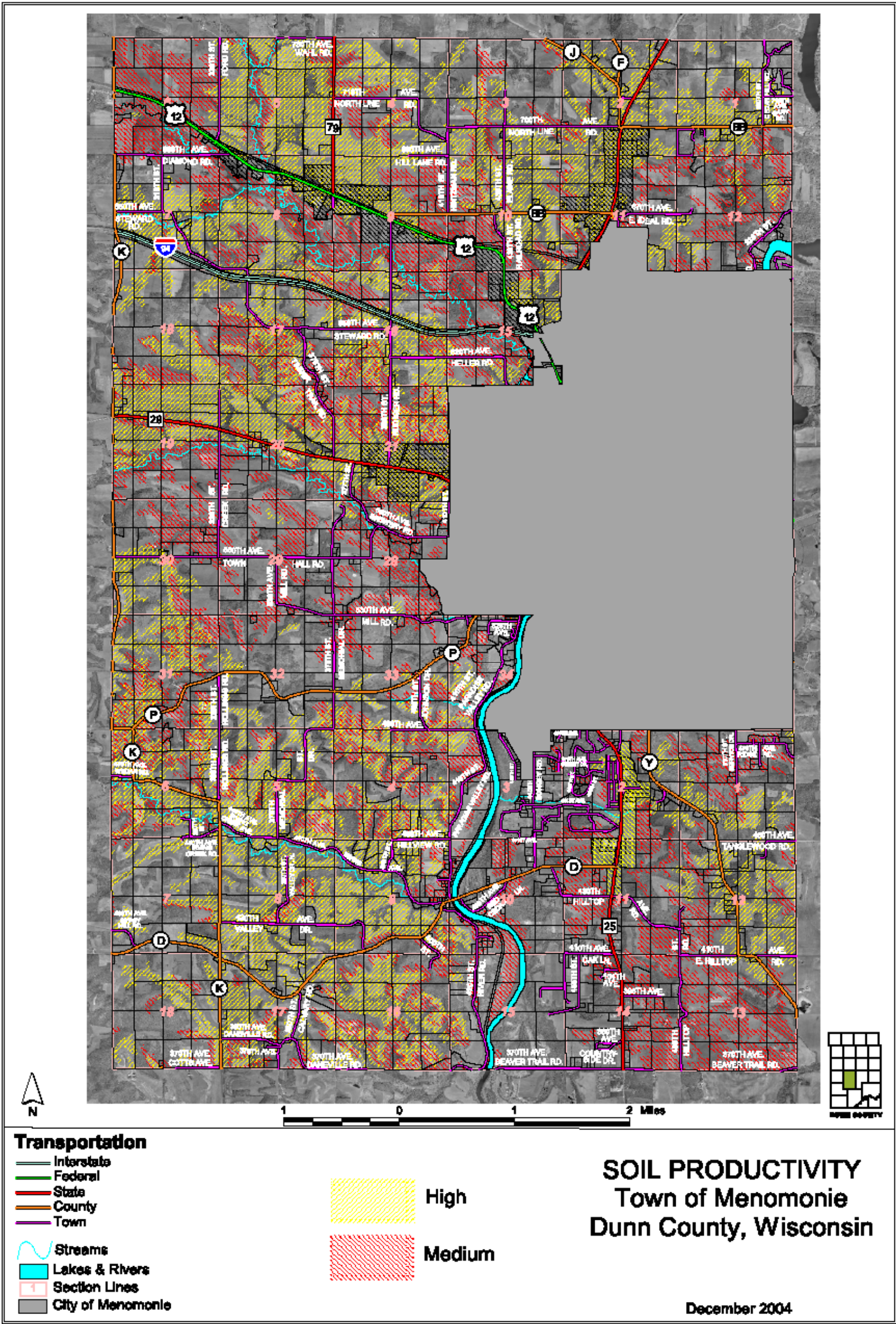
This program is designed to protect environmentally sensitive lands next to rivers, streams, lakes, and other water bodies. "CREP participation will help reduce water pollution through the installation of riparian buffers, sod waterways, filter strips, and restoration of prior converted and farmed wetlands."

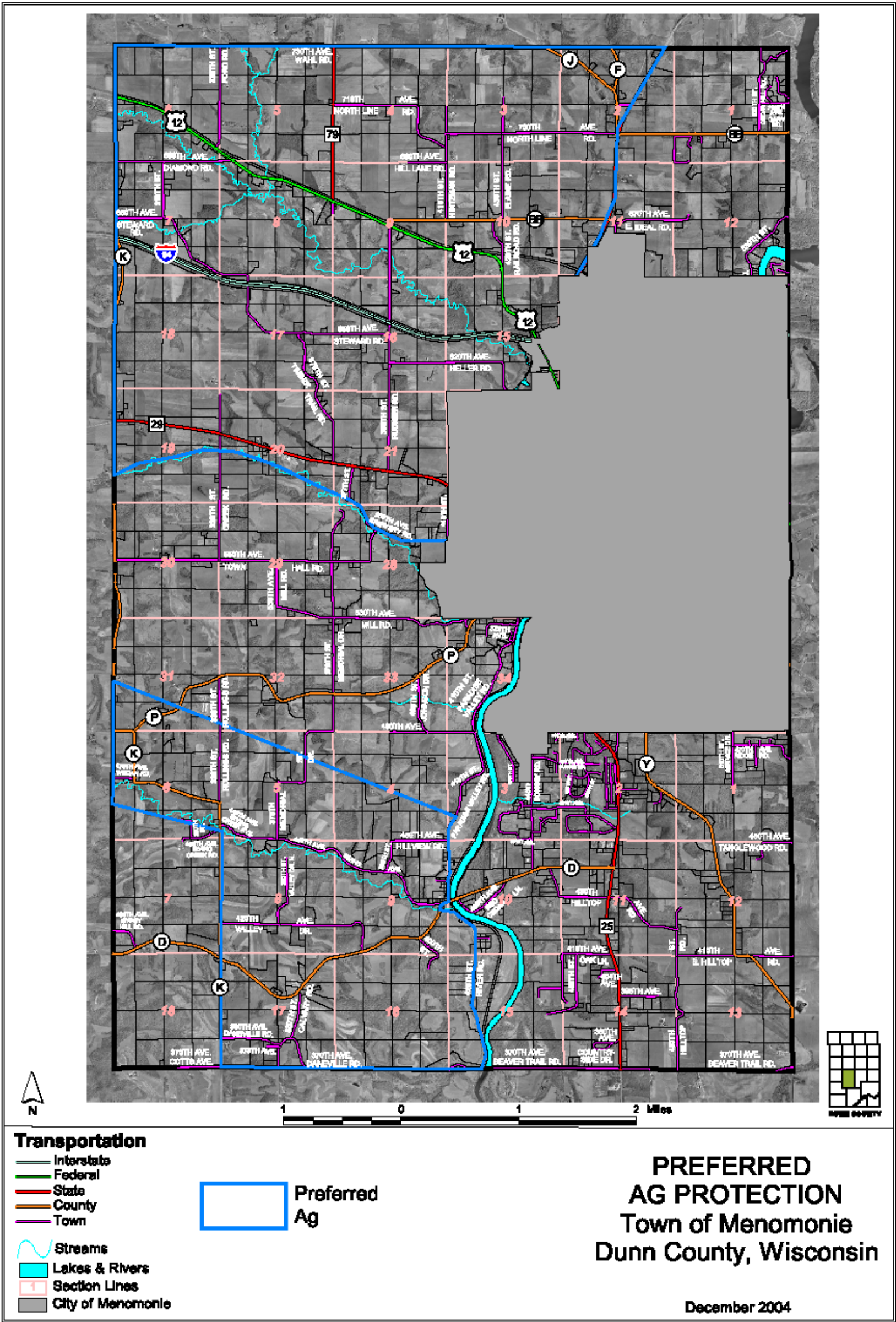


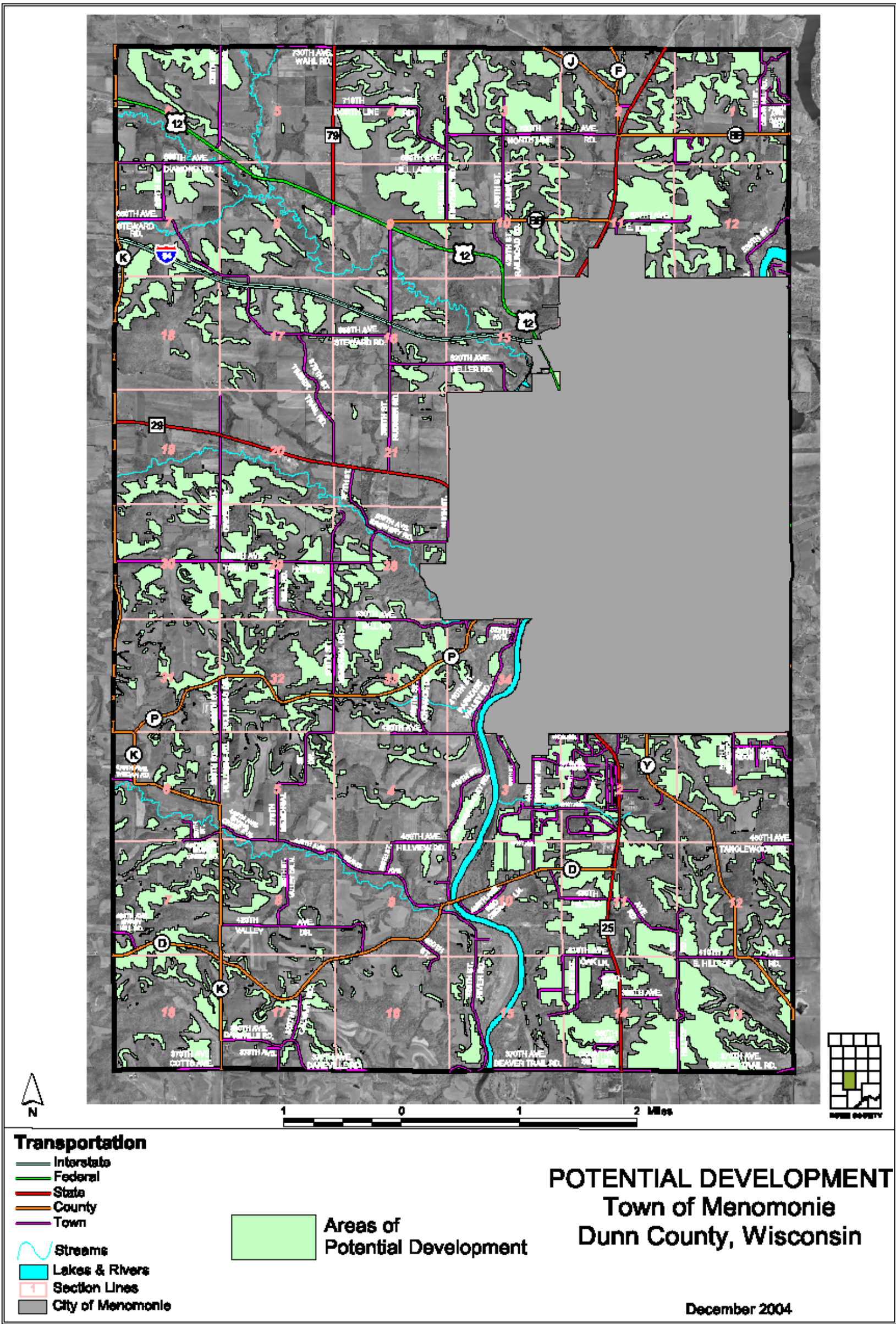


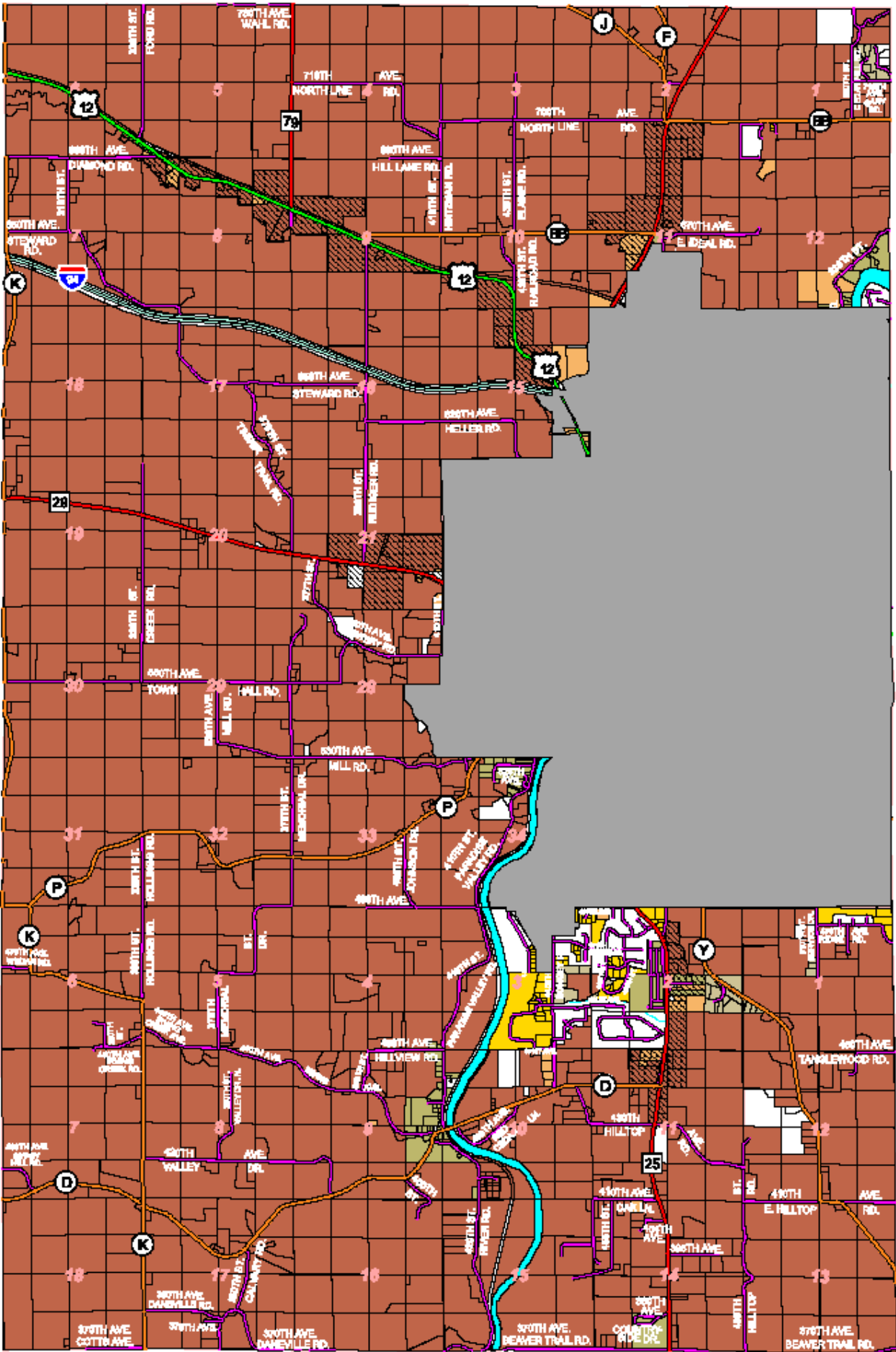












Transportation

- Interstate
- Federal
- State
- County
- Town
- Streams
- Lakes & Rivers
- Section Lines
- City of Menomonie

Zoning Districts

- Ag Residential A3
- Residential R1
- Residential R2
- Restricted Commercial RC
- Rural Housing RH
- Preferred Commercial

**PREFERRED
LAND USE
Town of Menomonie
Dunn County, Wisconsin**

December 2004